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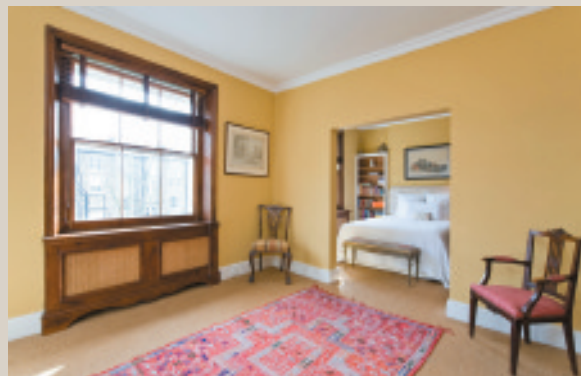
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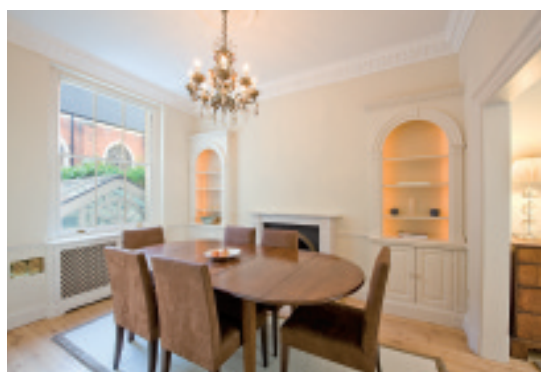
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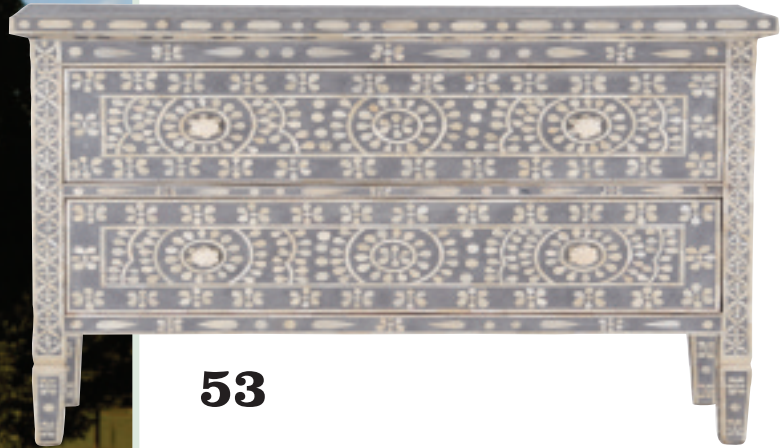
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Editor's Letter



It's a funny thing working at The Resident. Out in the real world you can't move for talk of mounting debts, belt-tightening, budget squeezing and efficiency savings but at Resident HQ it's about baby cashmere and mother-of-pearl buttons. We, the lady editors at Archant Life, are inundated every day (okay, I exaggerate, but at least once or twice a week)

with news from some new 'mumpreneur' about her brilliantly 'unique' idea for yet another kiddie clothing business. For those yet unacquainted with this hideous term from across the pond, it means a new mum who's become an entrepreneur, usually creating said bespoke baby cashmere, natch.

Now, I'm thrilled that the good ladies of west London are being so industrious but I'm somewhat sceptical as to why a newborn might need a £90 organic cardie made from the belly fleece of the rare blah blah goat from Outer Mongolia. I'm obviously more slummy than yummy mummy, but I just don't see the point. It's not simply the crazy expense; it's that the idea of über-luxury clothing for children strikes me as patently absurd.

Take my latest invite, for the launch of 'an elegant and understated collection of pyjamas for children made from the finest organic cottons'. Really? Does a three-year-old really need elegant pyjamas? My daughter tends to accessorise her hand-me-downs (from The White Company – I'm not a total loser) with Marmite and snot. I'm not sure the finest organic cotton could survive this daily assault.

Maybe it's just my inner recessionista taking hold. I'm quite enjoying the supposed new mood for thrift. The make-do and mend culture that is creeping up on many of us is a welcome relief to the endless bling we had to keep up with before. And children's clothes are a good place to start. My daughter will be sporting a beautiful printed Ralph Lauren dress this summer that is fourth or fifth hand. It's a little worn but utterly gorgeous, and I find great satisfaction in squeezing every ounce of wear from it.

That said, there are a couple of (grown-up) items in this month's issue that I'm seriously hankering after. Suwha's hats are a big hit with our insider shopper Lucy Pridden and you'll find some stunning floral fashion items on page 41. Don't miss our interview with Julia Peyton-Jones who has made the Serpentine Gallery one of the art hot spots of London, and the heart-warming story about Thrive, a gardening charity that is showing for the first time this year at The Chelsea Flower Show.

I hope you enjoy this issue ■

Amanda Constance
Editor



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Building bridges

Residents living next to Albert Bridge are up-in-arms at news that their crossing will be closed for repairs for a further 18-months – a disruption they have branded ‘outrageous’. Incensed neighbours are calling for work to go on through the night to get it re-opened as quickly as possible – a demand backed by Transport for London, which is paying 75 per cent of the £7.2 million costs. Meanwhile, Kensington and Chelsea Council maintains that night work would be too noisy; whatever way you look at it, this is one battle – and one backlog of traffic – that seems likely to rage on for some time yet.

Round up

Opera on-screen

Mix your cultural fixes this month at the Curzon Chelsea as the cinema hosts a series of live opera broadcasts from La Scala. Next up is *Das Rheingold* on 26 May, which is conducted by Daniel Barenboim, shown here in its full surround-sound high-definition glory. So will it be a glass of wine at the interval, serious frocks and binoculars... or a bucket of pop-corn? 206 King's Road, London, SW3 5XP, 020 7351 3742



Loyalty love

Finally an initiative to help allay the spread of homogenous chain stores on our high streets. The Wedge Card – the brainchild of Big Issue founder John Bird and his daughter Diana – launched last month and offers locals discounts and special deals at independent shops in the neighbourhood. Cards are free to residents in areas which sponsor the card, and £10 annually for those in areas which don't. Happily, Kensington and Chelsea is fully signed up, so all 86,000 households in the Royal Borough are entitled and should, by now, be flexing their new cards and supporting local retailers.

Wielding this new piece of plastic fantastic will give its users an eclectic range of deals, from a free drink with lunch at The Pie Man at Chelsea Green to a gratis pair of silk knickers at a Portobello boutique every time you splurge £45 or more in store.

The scheme launched at Portobello's Tabernacle last month, and is being backed by high profile local luminaries, such as Sharleen Spiteri (pictured, above) and west-London devotee Mariella Frostrup. "I've lived in west London since 1979. One of the things that distinguishes it and makes people flock to it and make films about it is this incredible atmosphere created by this unique ethnic mix and these amazing small enterprises," enthused Frostrup. "We have to be protectionist of small traders or one day we will wake up and everything we value will be gone."

Wedge is the largest scale loyalty card scheme that has ever been undertaken in London, and councils yet to take it up are keeping a watchful eye on the scheme. K&C Council leader Merrick Cockell said: "It is a positive way of showing your support to smaller businesses in your area." Yes – and one that happily will have a positive effect on your bank balance, too. wedgecard.co.uk



Ode to the Eighties

"The lady's not for turning." So Maggie Thatcher famously told the Tories at the 1980 party conference. But nightclub entrepreneurs Charlie Gilkes and Duncan Stirling have other ideas – in their book, the lady is for some quite vigorous turning, not to mention jiving and twirling. At the time *The Resident* went to press, the duo was adding the finishing touches to new Chelsea hotspot, Maggie's. Inspired by Mrs T, the Eighties-themed club will be stuffed full of Thatcher memorabilia, and there'll even be extracts from her speeches playing in the loos. But it's not all about the Iron Lady; A Team action men will be displayed, and Timmy Mallet will appear in a giant mural, while bar staff will dress up like Tom Cruise in *Cocktail*. Gilkes – the man behind Barts and Kitts – says: "We wanted to create somewhere which encapsulates the period from its history to its music, drinks and style, where people can re-live or indeed live this amazing decade for the first time." Now, what to wear? Legwarmers and parachute pants – all accessorised with a brick of a mobile phone, naturally. Maggie's, 329 Fulham Road, SW10 9QL, 020 3144 0037

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Grace Kelly Photograph by Erwin Blumenfeld New York, 1955 © The Estate of Erwin Blumenfeld 2009



Throughout May

From a Hollywood leading lady to Monaco's first lady, Grace Kelly's timeless style is to be captured and celebrated at the V&A's summer show. Her wardrobe, chronologically displayed, will weave the tale of actress, bride, princess and enduring icon from screen costumes to French haute couture.

Tickets: Adults £6, concessions £4 when booked online at vam.ac.uk

13 May

The Mother & Child spring fair offers beautiful clothes for both mum and baby – there will be jewellery, art, home decoration, doll's clothes and accessories on sale, too. Free entrance, coffee and creche service available.

Kensington United Reformed Church's Hall, Allen Street W8 6BL



12 May

The Fairbridge Garden Society is holding its annual garden party this month. The quintessentially English affair will be full of refreshments, a tombola stall, homemade food and a range of plants and garden furniture. Admission is free and all proceeds go to the national charity Fairbridge, helping young people in the UK's inner cities.

6-8pm at the Fulham Palace Garden Centre Bishops Avenue, SW6

19-29 May

Coinciding neatly with the Chelsea Flower Show is the floral-inspired Victorian Garden Painting exhibition at James Harvey British Art. Works by Ernest Arthur Rowe and his contemporaries will be on show, capturing many statelies (including The long border, Hampton Court, 1904) in full bloom. 15 Langton Street, SW10 0JL



Diary

by Lydia Mansi

14-22 May

The Society of Fulham Artists and Potters will be showing its spring exhibition at the Fulham Library Exhibition Hall for just over a week. Visit to see the fruits of these SW6 creatives' labour. Fulham Library Exhibition Hall, 598 Fulham Road, SW6 5NX, sofap.co.uk



From 28 May

At the end of the month the RCA's graduates will put on their summer show. *SHOW ONE* at Kensington Gore will feature work from disciplines from photography and printmaking to ceramics and glass, metalwork and jewellery. These emerging artists will be selling to the public – a great opportunity to invest before galleries and collectors snap them up. Royal College of Art, Kensington Gore, SW7 2EU



25-29 May

The mixologists at The Botanist have been inspired to flex their green fingers this month and create some floral cocktails to revive the crowds after a day at Chelsea Flower Show. Choose from the fragrant Jasmine Blossom – with homemade jasmine syrup, fresh mandarin and mandarin blossom vodka or the Flowering Almond, a refreshing mix of homemade apple, lavender and almond jelly mixed with fresh apple, vodka and a splash of fizz. Bottoms up!

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CHEERS! For full recipes of The Botanist's Chelsea Flower Show inspired cocktails visit theresident.greatbritishlife.co.uk

The grass is Greener

Raffaella Barker... gets a little twitchy

Spending time outdoors just for the pleasure of being there is something we forget to do in London. But now, as the earth warms and the parks are bursting with blossom, it is the moment to get outside, lie on the grass and look at the birds and the bees. Taking the *Collins Wild Guide: Birds* and downloading the iBirdexplorer app on to my iPhone, I can sit for a whole lunch hour near the Italian Fountains in Hyde Park - a little distance from the Serpentine - and just watch. There I have seen the Great Crested Grebe and noticed a nesting pair of these exotic birds, as well as catching the occasional glimpse of a cormorant looking out-of-place so far from the sea.

On any warm day it is a delight to go and lie around in the park. And of course, different resting spots will yield different birds; the bushy areas of St James's Park are lovely for spending free time - especially armed with a picnic. Another wonderful app for the iPhone is 'Chirp' which can identify the bird songs of Europe. Sadly, in London I have not yet heard a nightingale, but I live in hope - after all, May is the month for them.

May is when migrant birds drop into London's parks

There is a wild piece of heath land near the sea in Norfolk and the long evenings in May are perfect for taking fish 'n chips, lying in the heather and listening to nature. And there's no reason not to do the same in London. This is the month that migrant birds tend to drop into parks on their way back to the English countryside from hotter climes. To a bird in flight, the parks are an oasis in a desert of buildings, so it is possible to see rarer species such as the garden warbler and the spotted flycatcher as well as willow warblers and black caps amongst shrubs and foliage.

And don't forget about butterflies. Again, the *Collins Wild Guide: Butterflies and Moths* lists over 240 species that can be found in Britain, and the exotic flora and the warmth created by the city mean that some exotic butterflies are occasionally visible in the capital.

Whether in the park or at home, the proliferation of butterflies and, of course, honey bees can be encouraged by growing more nectar-heavy plants. To enchant children, who adore butterflies, and to improve the eco-system, plant buddleia, valerian, lavender and scabious, and don't dig up the nettles. The good news for the lazy gardeners among us is that the common stinging nettle and the bramble are butterfly favourites, so leave them in and get out your binoculars.

A butterfly in flight is a butterfly looking for a mate, and the above plants are all re-fuelling stations in its journey. I must say, I love the idea of being able to plant the insects' alternative to the local Shell petrol station. To learn more about how to create a butterfly-friendly environment, visit bringbackthebutterflies.org.uk and become creative with any outdoor patch you have access to. ■ raffaellabarker.co.uk



Illustration by Rebecca Lea Williams

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follow-up to his Cookbook is out this month (£25, Ebury Press) and don't miss Canteen's *Great British Food*. Unapologetically nostalgic and full of fab comfort food, this might be one to save for the season of mellow fruitfulness. (£16.99, Ebury Press)



Katie Hillier

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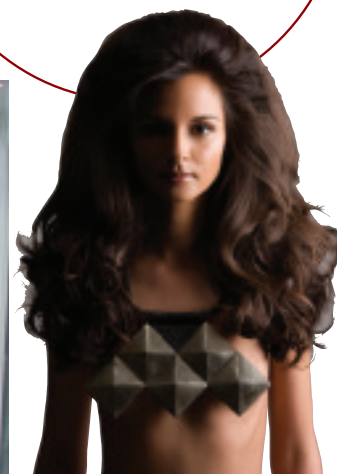
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The Resident loves



Sloane in Bloom

We are huge fans of Chelsea's alternative floral art show, now in its fifth year. With an *Alice in Wonderland* theme, this year's competition promises to be hotter-than-hot, as retailers such as Annoushka, Taschen and Jo Malone battle to wrest the floral crown from last year's triumphant Liz Earle.

From 25 - 29 May 2010.

Thumbs up to: King's Road sushi restaurant Sushinho for removing tuna from its menu. The Japanese/Brazilian eatery has made the decision in support of the EU nation's decision to support a ban on the international trade in tuna. Let's hope others will follow



Style profile: Penelope Chilvers

Who: After living in Spain for many years, artist and designer Penelope Chilvers wanted to keep the country part of her life. Whilst riding with friends one day she discovered the perfect way to do this – by revamping traditional Spanish riding boots into must-have fashion items, now beloved by Jemima Khan, Cate Blanchett etc.

What: The aforementioned riding boots are now a design classic with stores and clients re-ordering from Chilvers year-after-year. This summer, clogs are the hot ticket; hers are beautiful and translate into winter fashion with a shearling clog boot which is destined to become the high fashion alternative to the ubiquitous Ugg boot.

Where: Sold online and in the best boutiques, the collection will also be available in Fenwicks, MyWardrobe and on Net-a-Porter from September.

Philosophy: To create timeless, well-made boots and shoes with effortless style for women who lead healthy, active lifestyles and who appreciate fashion as well as function.

Summer style tip: "Wear my Scoop espadrilles with jeans or over the knee socks and then when the weather becomes warmer, I'll shed the socks. Fearnie Cotton wore hers with spotty socks today which I thoroughly approve of."

Hot to trot: Buy your Spanish riding boots online now before they sell out next season and pick up a pair of wedge espadrilles or unique clogs while you're at it.

Who to know: Penelope is in the studio every day and often gives her customers style advice over the telephone.

Penelope Chilvers at Anna,
590 Kings Road, SW6 2DX, 020 7731 7300 and The Cross, 141 Portland Road, W11 4LR, 020 7727 6760
penelopechilvers.com

Style SOS

Designer Alison Mansell was behind 'that M&S dress' worn by Samantha Cameron, and now she has infused her own collection with the same air of understated style. Damsel in a Dress

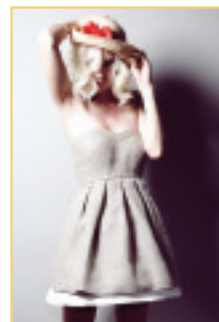
produces short runs of hand-made clothes for real women. Mansell started her career with royal favourites Hartnell and her new collection is just the thing for aspiring princesses.

Damsel in a Dress exclusively at John Lewis, 300 Oxford Street, W1A 1EX, 020 7629 7711
damselinadress.co.uk



Party Pieces

When shoe designer Charlotte Dellal asked her friend Juliette Offenbach to design a capsule collection of dresses to go with her latest designs, she knew Offenbach would capture her pin-up style perfectly. And one thing's for sure – these wedges and corseted prom dresses weren't made for wallflowers. **Pink Label London for Charlotte Olympia at Dover Street Market, 14-17 Dover Street, W1S 4LT, 020 7518 0680 or pinklabelondon.com**



THE LIST

Our girl-in-the-know Lucy Pridden tells you where to shop and what should be on your list this month



Fashion Find

The girls behind the New King's Road's latest boutique Katie & Jo are serious about fashion. I wanted to buy everything, but settled for a beautiful embroidered tunic by Ribbon & Roses (left). Also on my list are a bold colour python clutch from Gina & Jake, a summer hat from Suwha (below) and a pair of fabulous forties inspired gold heels by The Jacksons.

Katie & Jo, 253 New King's Road, SW6 4RB, 020 7736 5304, katieandjo.com



Gold Dust

After 25 years focusing on interior design, former fashion editor Valerie Wade has turned her stylish eye to jewellery. Her first collection, made by craftsmen in India using gold with precious and semi-precious stones, has been an unmitigated success and is packed with statement pieces. I love the ingenious rose diamond ring that transforms into a brooch or pendant.

Valerie Wade
108 Fulham Road, SW3 6HS
020 7225 1414, valeriawade.com

Shop Alert...Everyone's favourite denim guru Donna Ida has opened a new boutique at 40, Elizabeth Street, SW1W 9NZ, 020 7730 6330...

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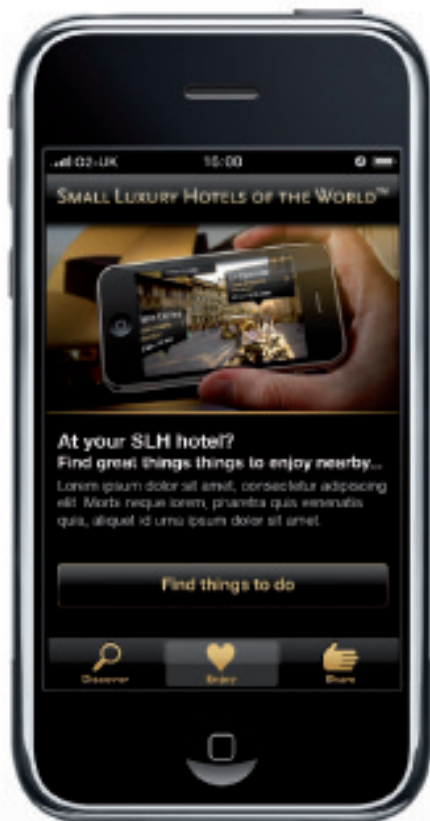
The **Discover** feature allows iPhone users to browse and book their luxury hotel of choice through various categories in order to find the property that best suits them. For the business traveller seeking great value, they will find the perfect solution in the special offers section while meeting planners may prefer the experiences option for corporate retreats. The feature also keeps travellers abreast of new hotels in the portfolio.

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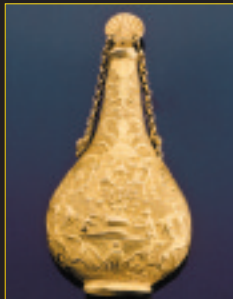
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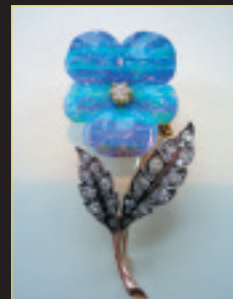


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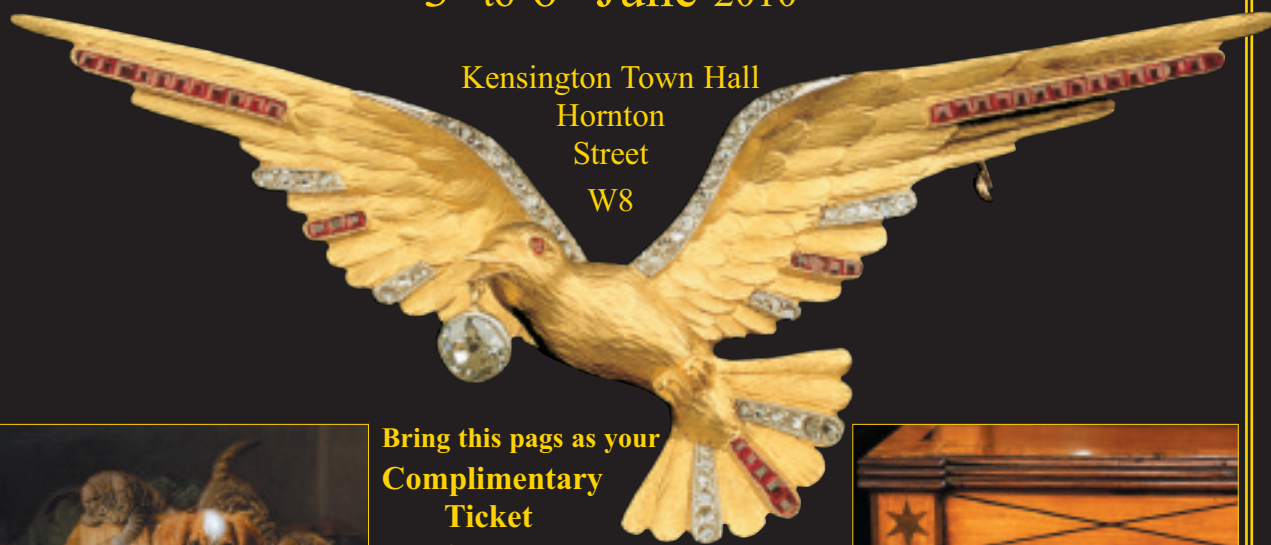
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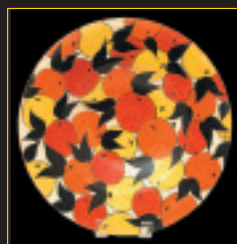
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Photography by John Swannell

Wild about art

On its 40th birthday, the Serpentine Gallery is fitter and fresher than ever, thanks to visionary director Julia Peyton-Jones. Shannon Denny meets her



Highlights from the Serpentine clockwise from above:
Jean Nouvel's pavilion, 2010;
Cindy Sherman, 2003;
Nairy Baghramian and
Phyllida Barlow, 2010



Peyton-Jones brought in Princess Diana as patron and secured Vanity Fair's sponsorship

Despite the 40 candles on its cake this year, the Serpentine Gallery has the remarkable ability to grow more forward-thinking with each passing day. Its anti-ageing secret? Julia Peyton-Jones, the helmswoman who took over 19 years ago and whose achievements here have since made history.

While the gallery seems to be feeding on the elixir of life downstairs, we sip mint tea in a meeting room and Peyton-Jones recounts the Serpentine's early life. "The building was built in 1934 and originally it was a tea pavilion. The two long galleries that overlooked the park had a long serving counter and you'd be able to sit on tables and chairs on the lawn all around the building, but also on the roof. In fact, the chairman of the trustees, Lord Palumbo, used to bring his pet fox for tea on the roof – so you can

imagine how extraordinary it was."

After its tea-and-crumpets heyday, by the 1960s, the building had fallen into disrepair. At one point there was a proposal to convert it into riding stables, but a cabinet minister brought the venue to the attention of the Arts Council instead. After this, it was run as a sister gallery to the Hayward until 1987 when the Serpentine Gallery was made over to an independent board of trustees. Still, it was a long way from its current incarnation. "The Serpentine only operated in the early days in the summer because it had no heating. There was this incredible Heath Robinson contraption on the roof that certainly was in existence when I took over," recalls Peyton Jones.

Lack of amenities notwithstanding, the gallery's programming ensured that people started to pay attention. But before embarking on her curating career, Peyton Jones studied at the Royal College of Art and practised as a painter. She reels off the myriad of 'seminal' exhibitions she attended in those pre-heat years – all of which must surely have informed the phenomenal ensuing years.

Soon after her arrival as director in 1991,

the gallery's international reputation began to ramp up. While her single-minded focus has been described as intimidating, she quickly proved herself as indisputably effective. She deftly brought in Diana, Princess of Wales as patron, and secured Vanity Fair's sponsorship of the summer party – a smart move which has made the gallery's annual bash the hottest ticket in town. Both helped to raise not only the profile but also the necessary funds for the renovations – renovations that would transform the former tea pavilion into an arts venue like no other.

Hot on the heels of the revamp, Peyton Jones launched the Serpentine Gallery Pavilion, its grand unveiling a now hotly anticipated event in the cultural calendar. This ongoing programme of temporary structures each year showcases the work of a different internationally acclaimed architect who has never before completed a building in England. Now in its 10th year, the annual commission is still the most ambitious architectural programme of its kind; the timeframe alone is brave – a maximum of six months from invitation to completion – and there is no budget. Rather the project relies



Pictures clockwise from left: Dan Flavin, 2001; Hiroshi Sugimoto, 2004; Gilbert & George, 2002; Louise Bourgeois, 1999



on sponsorship and the ultimate sale of the finished structure.

Peyton Jones explains how she came to hatch the plan. "One of the things that we thought was: 'How can we best include architecture in our programme?' Showing exhibitions of models, drawings and photographs is so hard for the public. You really need to be a specialist to read them and really imagine what it's like to inhabit them." The pavilion gives a voice to the most experimental visions of architects, a platform on which to try things so often rendered impossible by the relative sobriety of designing for more permanent structures.

"And", says Peyton Jones, "it has this great ability to embrace the public. More people come to visit the pavilion than the Venice Architecture Biennale." In fact the pavilion draws 250,000 visitors every year – double the Venetian crowd – and surely part of the appeal is that its existence is so fleeting. "It's a way for the Serpentine to build a new wing every year. Most people will do a new wing once in a lifetime. We say, 'No – boring! Let's do it once a year!'"

As a centrepiece of the 40th anniversary celebrations, Jean Nouvel's pavilion will open in July on the lawn and remain until October. The space will accommodate everything from table tennis, to the Serpentine Gallery Park Nights series, whose programme includes another milestone – the fifth annual Serpentine Gallery Marathon. It will also host Christian Boltanski's acclaimed installation, *Heartbeat*, which invites visitors to contribute a recording of their heartbeat to an archive in a special booth. "So poetic!" reflects Peyton Jones. And, of course, this kind of immersive creativity is entirely

The chairman of the trustees, Lord Palumbo, used to bring his pet fox for tea on the roof

appropriate to this most uncommon venue. "It's not a didactic experience. It's something that people feel completely at home with. They move around the furniture, they use it as a kind of town square. They have dinner parties in it, they have picnics in it, they do exercise in it. It's used relentlessly."

But of all Peyton Jones's achievements, it is The Serpentine's public-spiritedness that she considers top of the list. "One of my proudest achievements is that we've retained free admission. Gilbert and George have this marvellous saying which is 'Art for all'. The Serpentine, I hope, epitomises that. Only I might say 'arts' – 'Arts for all'." ■





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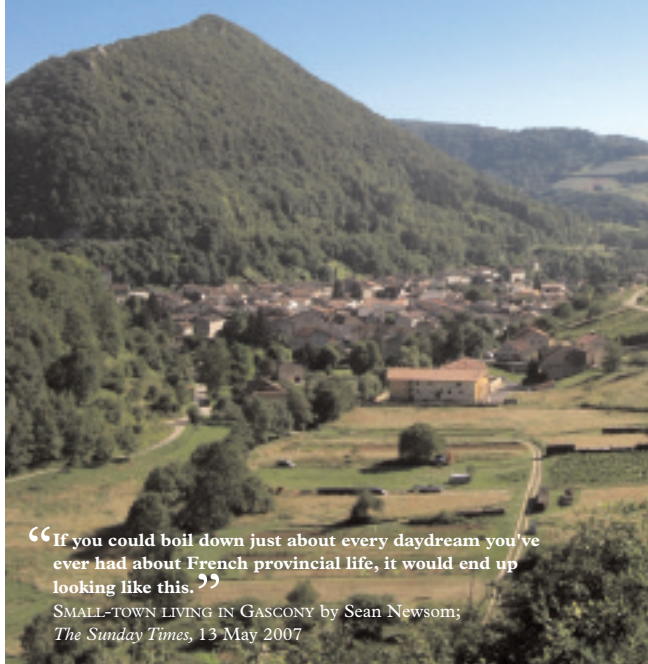
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SMALL-TOWN LIVING IN GASCONY by Sean Newsom;
The Sunday Times, 13 May 2007



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Ground force

Amanda Constance talks to the people behind Thrive, a gardening charity for the disabled that is showing at the Chelsea Flower show for the first time this year

“God, it’s quite nerve-wracking really. At the moment we’ve just got a lot of tiny plants.” There’s no mistaking the slight edge in Sue Stuart’s voice.

She’s got more than 100 gardeners busily preparing for Chelsea Flower Show but nature isn’t playing ball. As we speak, lorries are overturning in deep snow in Scotland, the rain is lashing down in London and there’s not so much as a bud on a tree.

Stuart works for Thrive, a horticultural therapy charity that uses gardening to change the lives of disabled people and those rebuilding their lives after an accident or illness. Set up in 1978, it is the only national charity of its kind and has garden projects in Reading and Battersea Park. This year, it has been selected to create a special garden at the world’s most famous horticultural show for the first time and Stuart, who’s the manager of the Battersea Park garden project, has got her work cut out.

There’s a hell of a lot of excitement, she says, but “lots of apprehension”. Award-winning designer, Jo Thompson is putting

the whole concept together; some of the plants will be professionally grown, but the disabled gardeners are all keen to have their plants included in the show. Thompson will select any that are of show standard in early May. This requires a lot of coordination, explains Stuart. “We currently have 94 plants all at a different stage of development to ensure we have the perfect plant on the day.”

The Unexpected Gardener is the name of the garden that will be on show at Chelsea. True to Thrive’s principles, Thompson has designed a small urban space that shows how age or disability need not mean an end to gardening. There are practical, useful features such as raised planting beds for easy access, planted upright oak posts for support, non-slip flooring and a seating area. Thompson’s brief was create a garden for a style-conscious older gentleman, who, despite finding gardening slightly more challenging physically than in the past, does not want to compromise his design choices.

Thompson says: “I was inspired to create this garden after seeing so many people with

a wide range of disabilities working at Thrive. I began to wonder what compromises I would need to make as a more mature gardener and realised the importance of an outdoor space which is manageable whilst remaining stylish and contemporary.”

And Chelsea won’t mean the end of the garden; when the show is finished the whole thing will be dismantled and taken to Thrive HQ in Reading where visitors will be able to see it on open days and where it will provide inspiration to hundreds of people.

Stuart, 51, has witnessed first-hand the restorative effect that gardening has on people. She has managed the Battersea Garden Project for the last four years, following 30 years in the City as an investment banker. “I love the impact it has on people”, she says. “Horticultural therapy can help everyone, from stroke sufferers and people recovering from physical and mental trauma, to the disabled and those who suffer from mental illness.”

For example, Stuart explains how just the simple act of sowing seeds can help stroke

sufferers: “The simple repetitive action develops motor skills that may have been lost and can help with refocusing eyesight. Many stroke sufferers are also very angry,” says Stuart. “There can be a lot of ‘why me’, but gardening can help people rebuild themselves, and really feel that they are doing something worthwhile.”

Thrive also runs a very successful programme for dementia sufferers and their carers. Both are expected to get involved and despite initial reluctance from many carers (often the patient’s partner) who were hoping for some respite, Stuart says the process helps all concerned, often resulting in a couple re-establishing a relationship which may have become dominated by illness. Some leave the project vowing to continue gardening at home together.

But it isn’t just the frail and disabled who benefit. “Gardening is an incredibly flexible, very versatile tool,” says Stuart. As much as it can bring “inner peace” to some, it can also be the sort of “hardcore vocational training” that suits young people. The Battersea project now works with three south London schools with a group of 14 to 16 year-olds who come in once a week. It is a great way of learning in a “non-conventional way”, says Stuart who points out that even the simple act of labelling seeds requires good numeracy and literacy skills.

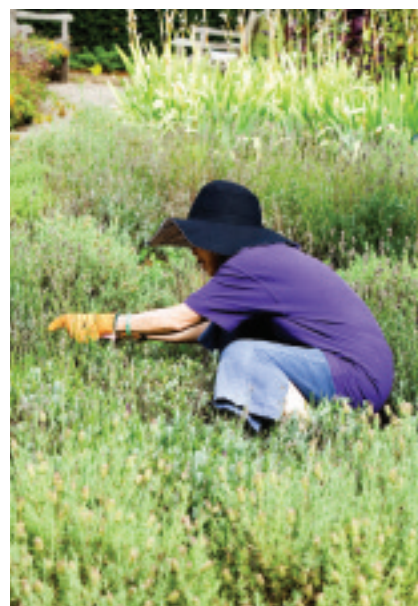
“Adolescence is such an important time – the point at which they can end up in a dead end or we can raise their sights and teach them they can have social aspiration,” she says.

Researchers have found that simply having your hands in the soil boosts serotonin levels

The Battersea project is becoming so successful, with 120 people involved this spring compared to 70 last year, that redevelopment is now required. Thrive is in need of £250,000 to pay for the upgrade of the facilities within the park and to ensure that the Charity is able to cope with the increased demand for the therapeutic horticultural programmes. There are various fundraising schemes underway, including a sale of the excess plants that don’t make it to Chelsea (see box).

Observing people thrive at Thrive is “an incredible pleasure to watch”, says Stuart. People come, build their confidence, their social networks and gain a huge sense of achievement. The charity’s simple message is that gardening is good for everybody. And, as Stuart says, research done at Bristol University has found that just having your hands in the soil boosts serotonin levels. “So chuck out the happy pills and get your hands dirty,” she laughs. ■

www.thrive.org.uk.



Captions from left: Jo Thompson, Thrive’s garden designer, workers at the Battersea garden project and an image of what the garden will look like at Chelsea Flower Show



Thrive, will be selling plants originally grown for the RHS Chelsea flower show at its project in Battersea Park, for two weeks from 24 May.

A variety of plants will be on sale priced between £1 to £15 and will include a range of irises and herbs such as parsley, mint, thyme and chives. There will also be edible and colourful hanging baskets and containers of ‘cut and come again’ herbs and salad plants.

Monies raised will go towards the Battersea Garden Re-development Project. The plants will be sold from Thrive’s Main Garden, which is located just 50m from the Chelsea Gate car park and may be pre-ordered from the Battersea Garden project on 020 7720 2212



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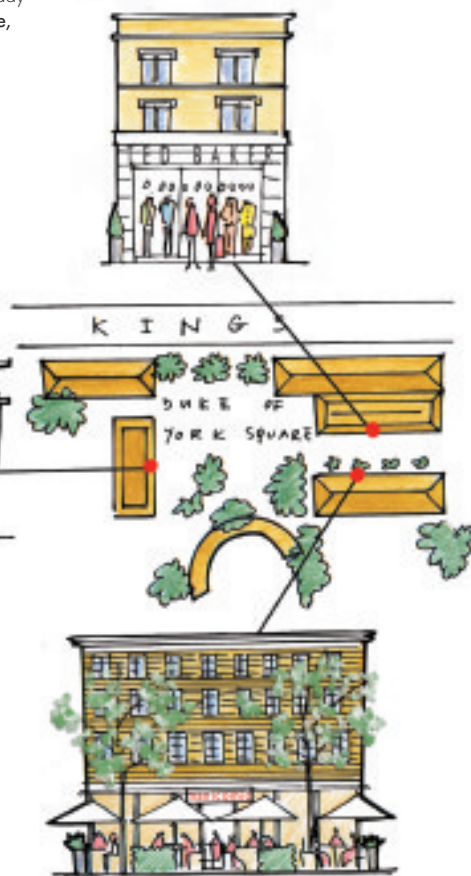
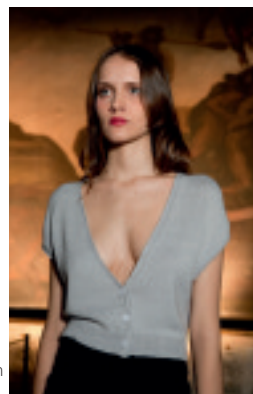
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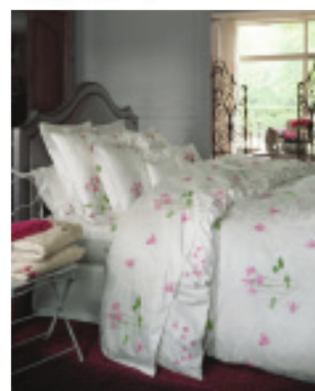
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Celebrate the change in seasons with these
bold floral prints, says Lydia Mansi

Get shorty

Sundae shorts, £39
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Marjorie dress,
£64.99, Ingenu
Available from
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online.com



Pick of the bunch

Brooches, prices vary
Hoss Intropia, 211-213
Regent Street, W1B 4NF
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Set of prints

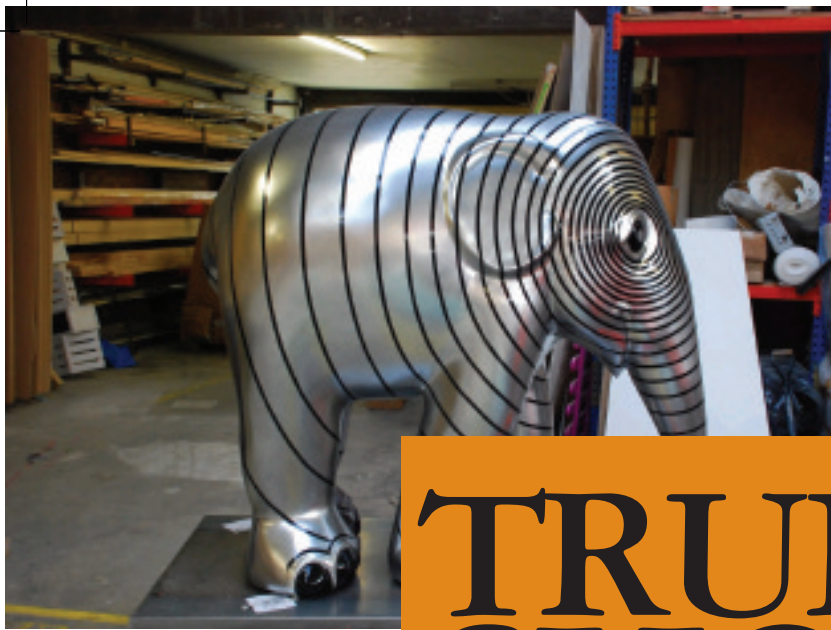
Sweet briar lingerie, contour
bra in winter white, £35, and
briefs in winter white, £24,
Elle MacPherson Intimates,
available at Liberty and
Harvey Nichols



Fine art

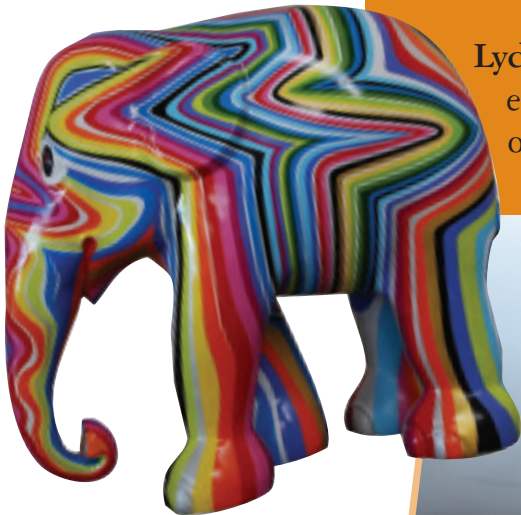
Chagall Coat
£795, Caroline
Charles, Beauchamp
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TRUNK SHOW

Lydia Mansi finds out how 250 elephants found their way to some of the boroughs most famous addresses



London's biggest ever public art event will be unveiled on the 3 May, but you won't be heading to an art gallery for this cultural fix. Instead keep your eyes peeled throughout the borough for 250 colourful, life-size baby elephant sculptures (see right for local locations), that make up the two-month installation project, Elephant Parade.

The fundraising event for Mark Shand's animal charity Elephant Family has been brought to life by patron and Elephant Parade organizer Tanaz Dizadji. She has had the task of rounding up designers and artists to hand paint the herd in the aptly placed studios in Elephant & Castle. Those lending their creative flair to the project include Marc Quinn, Sir Paul Smith, Alice Temperley and Jack Vettriano.

From 23 June - 2 July all 250 will be herded together and assembled en masse at Chelsea Royal Hospital for a collective exhibition open to the public.

The culmination of the project will see patrons and committee members including the Duchess of York, Sir Evelyn de Rothschild, Joanna Lumley and Arki Busson attend a gala auction in July, where Sotheby's Henry Wyndham will auction off the four-legged friends to raise funds for the charity's efforts in Asia.

Previous elephant parades have been held in Holland and Belgium and have raised more than 1,600,000 towards the cause; mayor Boris Johnson is happy to see the troop hitting our shores: "Elephant Parade is a brilliantly innovative way of using public art to benefit conservation. Not only will the parade brighten London's streets and enhance our public spaces, it will play a vital role in building a new generation of conservationists." ■

elephantparadelondon.org



LOST AND FOUND

- 250 elephants will be on parade for May and June
- Look out for elephants in: Berkeley Square, Burlington Arcade, South Audley Street, Mount Street, Curzon Street, Park Lane and New Bond Street.
- They can also be found at Duke of York Square, Sloane Square, Kensington High Street, Holland Park Avenue, King's Road, Notting Hill Gate and the Fulham Road.

VITAL STATISTICS

- Each elephant will weigh 70kg
- The fibreglass elephants were made by 3D Eye in their Acton workshops
- It took 10 months to make them all
- The elephants are flame retardant and coated in anti-graffiti resin
- Artists used eco-friendly paint from Farrow and Ball to decorate their animals

SWEET CHARITY

- Elephant Family is the only charity solely dedicated to the survival of the Asian elephant
- In just 100 years the elephant population has shrunk by over 90 per cent, dropping from 250,000 to an estimated 25,000
- Asian elephants used to roam across 3.5 million square miles of Asia - their habitat has now shrunk to some 170,000 square miles
- If current trends continue the Asian elephant will cease to exist in the wild by 2050

Pictures, opposite page clockwise from top left: elephants by Gordon Murray, Emma Kemp and Jitish Kallat, Lulu Guinness with her artwork, more elephants by Mariana Bassani, Isaac Mizrahi and Mr Stripe

This page from top: Diana von Furstenburg with her mini elephant in New York, Zara Martin gives her a hug, Princesses Eugenie and Beatrice at the launch party, elephants by Lucy Fergus and Rebecca Campbell





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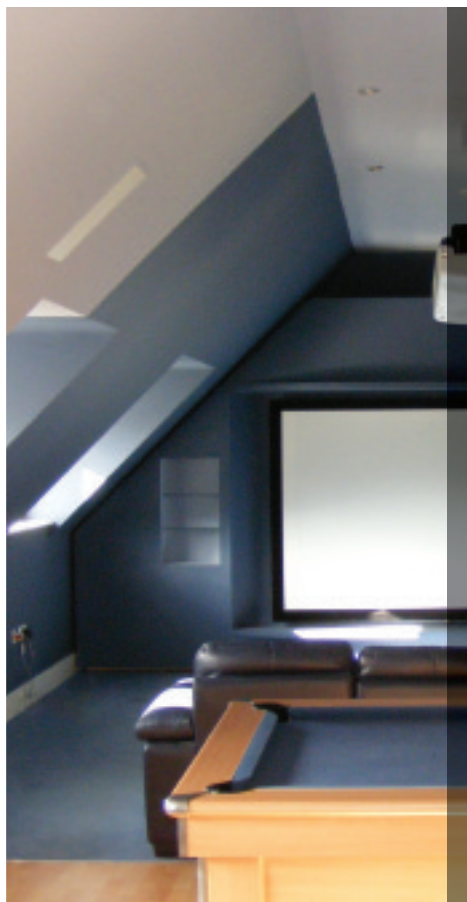
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This month you should...

ease into summer with perfectly accessorised windows. Prêt à Vivre, the bespoke curtain and blind expert, has added two new fabrics to its range. As well as a summery 100 per cent linen voile, there is this chic 100 per cent dupion metallic silk, inspired by the metallic catwalk trends for 2010 (£25.60 per metre). **Find out more at pretavivre.com...** Lombok, already well known for its handcrafted furniture collection, has teamed up with Shaftesbury Shutters. Made-to-order slatted wood Venetian blinds and window shutters can be colour-matched to Lombok's off-white painted collection (prices from £170-per-metre). **Find more at lombok.co.uk**



Go online and check out...

A newly launched web directory called From Britain With Love. Founded by Nicky Sherwood, it is an online magazine and directory devoted to all things British-made, with a mix of creative retailers, producers and craftspeople, from Cornwall-based Poppy Treffry's quirky textiles to Angel vintage-inspired designs from Yorkshire. As well as wonderful things to buy, including categories for homeware, garden, food and drink and gifts, there are also sections on Great Escapes, from Anglesey to Hastings, and Course Notes, offering courses on making everything from hand block-printed wallpaper to baskets in Kent.

Find out more at frombritainwithlove.com



In the know company

John Atkinson has been making high-quality wool blankets since the 19th-century. The company has launched a new range of affordable blankets and throws in striking contemporary colours and luxury weaves, including cashmere and merino wool. All the wool blankets are manufactured at the VVest Yorkshire mill. Choose from 100 per cent pure new wool blankets, with a blanket-stitched finish, in funky colours like lime or cherry (from £65), or go for luxurious 100 per cent merino wool blankets (from £130) in delicious pale shades like powder pink or taupe. To make blankets extra special, there's an embroidery service (£20 for up to 16 characters). **Find more at atkinsonblankets.co.uk**



Blow the budget

Despite the inevitably small proportions, kitting out a downstairs cloakroom can be a real design statement. We love this small but perfectly formed Jump O basin from Moma, new in at Alternative Plans. Made from pure white Corian, and measuring a neat 400mm wide and 180mm high, it costs from £857.50. It is shown here with the Dornbracht Meta 02 tall single-lever basin mixer in chrome, at £405.37. **Find the Alternative Plans showroom at 4 Hester Road, SW11 4AN, 020 7228 6460 alternative-plans.co.uk**



Interiors news

by Judith Wilson

Get Inspired

Now in its seventh year, COLLECT, the international art fair for contemporary objects, will run from 14-17 May 2010 at the Saatchi Gallery. Thirty-six galleries will exhibit work by established and emerging artists, from rising star ceramicist Mariette van der Ven (Burden, 2008, pictured) at the Dutch ceramics gallery Terra Delft, to Clare Beck at Adrian Sasso, where a *Treasury of Objects* will contain small-scale works by makers such as Jerwood Prize winner Adam Paxton. Crafts magazine is presenting a programme of talks, free to visitors. **For tickets, visit craftscouncil.org.uk/collect, advance are £10 plus £1.50 booking fee.**



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Dalle de Bourgogne suits modern interiors



Grey Barr has large, handsome flagstones

GET CREATIVE WITH PARIS CERAMICS

The unsurpassed selection of antique surfaces at Paris Ceramics is not only breathtakingly beautiful, it has the ecological benefit of being reclaimed

Is there any such thing as eco-friendly luxury? Most high-end flooring tends not to be very environmentally sound because it isn't sourced locally and – inevitably – uses processes that burn fuel. But at Paris Ceramics – specialists in antique floors – you can find exquisite reclaimed floors that genuinely make less impact on the environment.

The King's Road-based surface specialist offers a spectacularly wide range of attractive antique and reclaimed products, some of which were quarried 1,000 years ago and thus have not been processed a second time using harmful pollutants. This means that products which have existed for many years have been given a new lease of life. And, in addition to reusing ancient materials, Paris Ceramics also makes a point of reinventing damaged and

unusable off-cuts, restoring and crafting them into stunning mosaics which use long-established techniques and are ideal for a feature wall or splash-back.

Another benefit of using reclaimed material is that it possesses a distinctive patina that cannot be achieved with a new product. Favourite flagstone flooring from France includes Dalle de Bourgogne limestone, which is reclaimed from properties in the Bourgogne and varies in colour from beige and warm copper tones to medium and dark silvery greys; there is also the highly sought-after Grey Barr, salvaged from grand country houses in the Languedoc, which changes in colour from a golden beige to a dark grey with light grey flecks.

Other much-loved antique materials include eminently affordable terracottas, such as the

rare, creamy Blanc Rose and the more plentiful Parrefeuille in pink and ochre tones. Timeless classics such as chequered black-and-white marble also remain very popular.

In order to get the very best floors for its customers as they become available, Paris Ceramics has also set up an office and storage yard in Montpellier which clients may visit to view the floors in their entirety. However, the King's Road showroom has samples of most products; to see the selection is to believe in its excellence – and expert staff can advise you on the wealth of possibilities.

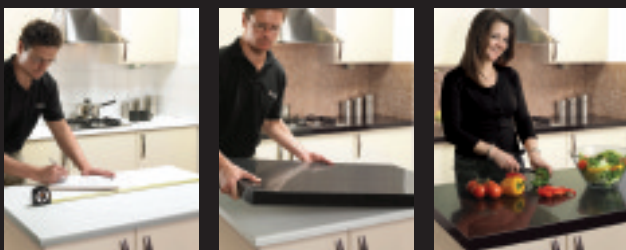
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The Great indoors with **NIKI JONES**

Interview by Judith Wilson

designing everything from upholstery and textiles to tabletop. For my own collection, I put together groups of styles and moods for each category, then edited what I had designed into the capsule collection. I am quite focused when I design, so 90 per cent of my designs remained.

What are your personal design impulses?

My work has always been about colour and pattern, so when it came to designing the new collection, I wanted pieces that were fun and decorative with a modern edge. My flat changes on a daily basis, as I'm always trying new accessories.

Does living and working in Glasgow influence your design work?

I recently returned to live in Glasgow after 12 years in London. Being up here gives me design 'breathing space' and it's easier to be original. In London, it's difficult not to be influenced by other people's work.

Where do you like to shop?

I like to browse antique markets. I am always buying textiles as a source of inspiration, even Victorian lace collars or embroidered handkerchiefs. Antiques have a history and a unique

story. When I'm in London, I find shops such as Mint, Nicole Farhi Home and Anthropologie very inspiring. In India, I look round antique shops to see the old furniture from the days of the British Raj.

Were you destined to be a designer?

Always! At school, my strengths were music and art, and my teacher said it would be great if I could devote as much effort to the inside of my exercise book, as I did to decorating the exterior!

How do you relax?

My parents have a house on the island of Arran. We went as children, and I still visit, with my four-year-old son, Gilli. There's something wonderful about getting on a ferry and leaving everything behind.

Which country most inspires you?

I have just returned from two weeks in India. I work closely with an agent there, who is my go-between with the traditional craftspeople. Our hand-knotted rugs are made in Varanasi, and our bone inlay furniture is handmade in Rajasthan. ■ Niki-jones.co.uk

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NIKI'S TIPS FOR USING CRAFTS AT HOME:

- Always buy things that speak to your heart, you will never tire of them. If you fill your home with products designed and made with love, your house will be an inspiring place.
- Don't be scared to mix materials, styles, and colours. It is the contrast that makes a traditional hand-crafted item feel modern.
- Invest in beautifully handcrafted basics to uplift everyday chores. A handmade wooden broom makes sweeping the kitchen a joy.
- Buy quality as it stands the test of time. Crafted items have such skill applied to them that they grow better.
- The craftsmanship and quality of our collections creates unique pieces to be cherished as modern day heirlooms.

My flat changes on a daily basis – I'm always trying new things

Niki Jones trained at the Scottish College of Textiles and the Royal College of Art, and then worked as a textile designer and style co-ordinator at Habitat. She launched her colourful, highly decorated homewares collection last autumn, and this spring, Liberty showcases some of the key pieces.

It is six months since you launched – is everything going to plan?

Despite being an internet homewares company, it has been fantastic that Liberty has taken the Silhouette chair and grey bone inlay furniture. For S/S 10 we've added Dara butterfly embroidered cushions, mother-of-pearl inlay mirrors and Silhouette benches. It has been great to be presented with this opportunity.

What mood were you aiming for with the first collection?

I was conscious that there was a gap in the market for celebrating traditional craft techniques, but with a modern twist. Whilst I was still working for Habitat, I visited India a lot, and I realised how important it was to preserve the abundance of traditional crafts. Technique was my starting point.

It is a tall order to design an entire collection from scratch – where did you start?

At Habitat I worked cross-disciplinary,

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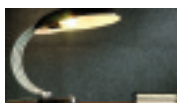
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Well read

by Robert Gwyn Palmer

TALKING ABOUT JANE AUSTEN IN BAGHDAD, Bee Rowlett and May Witwit Penguin Books, £8.99

By chance, a BBC World Service journalist, Bee Rowlett, came across an academic in Baghdad who was teaching English – Jane Austen, in fact. Their ensuing email correspondence blossomed into full-blown friendship as they compared notes about their very disparate lives: one of leafy, maternal domesticity in London, the other, in Baghdad, of constant risk. Beyond the immense cultural insight they both gained, May Witwit was to gain a great deal more: her freedom. Between them they cooked up an ingenious plan, raising money – by writing this book – that would get Witwit and her husband visas so that they could come and live here in peace. The reality of battle-torn Iraq is brought to life in a way that we can relate to – and anyone reading this will no longer think of the conflict as just being about statistics. These are people trying to live their lives, just like us.

THE NATURAL NAVIGATOR, Tristan Gooley, Virgin Books, £14.99

One of the more arresting lines in this highly unusual book is: 'You can't spend too much time staring at puddles'. Sound bizarre? All becomes clear when we realise that the author wants us to reconnect with the natural world and navigate our way round it by looking at natural markers – not just at maps and signposts.

Seemingly more applicable in the country, where the way in which the wind has blown the trees and how the river flows are plain to see, the same principles also apply in the city: follow the milling crowds and you'll end up at an underground station; judge where the sun

will set by the peeling paint on the window frames. This is a fresh insight from the only living person to have both flown and sailed solo across the Atlantic, inviting us to re-join the natural world of which we're all part, instead of being frightened by it and relying on potentially misleading man-made signals.

COURTIERS, The Secret History of Kensington Palace, Lucy Worsley Faber and Faber, £20.00

Kensington Palace is, these days, most closely associated with the unfortunate Diana, Princess of Wales – images of flowers stuffed into railings and candle-bearing mourners stick in the mind. Yet this beautiful palace has a great deal more to its history; this is, after all, where the young Princess Victoria grew up under her mother's distorted regime, before leaving to become the first monarch to live at the newly decorated Buckingham Palace. Lucy Worsley, Chief Curator of the Royal Palaces, brings to life the story of Kensington Palace as it was in the 18th century, with tales of sexual intrigue and bad behaviour conducted in the glittering drawing rooms and secret passages of a place, where position and rank counted above everything – including personal happiness. Pay a visit and learn for yourself what it's like to ascend the King's Grand Staircase watched over by the figures of servants and commentators painted on the walls. There isn't much they haven't seen over the years.

A WINTER ON THE NILE, Anthony Sattin, Hutchinson, £20.00

By extraordinary coincidence, looked at retrospectively, the winter of 1849 found both Florence Nightingale and Gustave Flaubert on a 'voyage of discovery' on the Nile. Florence Nightingale was there to get away from her parents, who were demanding that she should marry rather than pursue her desire to help society through nursing. Flaubert, on the other hand, was taking a break from his none-too-

successful life as an author in Paris, trying to find distraction among the ancient tombs. Both would return to their homelands to embark on the careers that would make them famous – Nightingale to her nursing, and Flaubert to write *Madame Bovary*. It is a curious thought that as Nightingale experienced spiritual release and academic fulfilment exploring the ancient monuments, Flaubert sought an entirely different form of release in the arms of the local prostitutes. Anthony Sattin's fascinating historical discovery is based on his chance find – the forgotten Nightingale letters – at the British Library.

SHOULD YOU JUDGE THIS BOOK BY ITS COVER? 100 Fresh Takes on Familiar Sayings and Quotations, Julian Baggini, Granta Books, £8.99

A month of electioneering is quite long enough to get us to screaming point over the sea of clichés, not to mention the downright obfuscation we've been subjected to by our would-be leaders. Here, Julian Baggini, founder of The Philosopher's Magazine, gets to grips with the true meaning of phrases that have been in use, and abuse, for centuries. Let Baggini tell you what you actually mean when you say 'do as the Romans do', and 'practise what you preach'. Furthermore, be stimulated into thinking about why we use these timeworn phrases rather than saying what we really think. This sends out a rallying cry for clearer expression when we conduct the business of society. Let's have fewer sound-bites and more hard truth from whichever political stripe of new incumbent there is at Number Ten. ■



Resident promotion

Hair today...

The Buty Salon can get you beach-ready with the very latest technology

Throughout history, hair removal has formed a part of women's ablutions for reasons of hygiene, but it wasn't until the 1920s that it became a vital ritual in the beauty regime. Today, the penchant for smooth, hairless skin is even catching on in male ranks – as evidenced by the clientele at the popular, professional Buty Salon, which has branches in Hammersmith and Fulham.

But despite stripping ourselves of unsightly hair since time immemorial, the fact that it's such a delicate procedure means it can easily go wrong. In the face of nicks and missed patches, many women opt for professional removal, the most recent innovation in which is Permanent Hair Reduction which uses an Intense Pulsed Light (IPL) machine and is

currently building quite a following.

Buty Salon has a CACI Flash 1 Plus System which ensures clients are beach-ready in the most long-term, cost-effective manner; to boot, the system can be used in skin rejuvenation, the treatment of thread veins and for acne.

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one hour. Buty Salon's IPL centre has been awarded the seal of approval from the Healthcare Commission and the Quality Care Council. The benefits are numerous; it is less painful than waxing, and because it is more permanent, clients only require one or two top-up treatments per year for the next two years.

Buty Salon is offering readers a 50 per cent discount on IPL on one treatment. One session would usually cost £44. To book, quote reference 'IPL May'.

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New scent-sation

One of our favourite perfume houses, Le Labo, has opened its first UK store in Marylebone. For those unfamiliar with the NY brand, its capsule collection of 10 fragrances is made-to-order, or rather the essential oil blends are added to the alcohol base in store, then bottled and labelled for you to take home. This is no gimmicky ploy; it ensures the delicate scents stay fresh and preserves their intensity. Our favourites? Iris 39 for ladies and Vetiver 46 for gents. 28A Devonshire Street, W1G 6PS 020 3441 1535



Say Aaaaah

As a nervous dental patient it was with relief that I received a recommendation from fellow dentophobes of The Westover in Notting Hill. The chic private health practice, more reminiscent of a boutique hotel than a dentist surgery, is home to Jerome Sebah, a suave Frenchman who had my teeth cleaned, buffed and polished without so much as a whimper. He's had patients back in the chair after 30 years. I am in awe.

The Westover, 304 Westbourne Grove W11 2PS, 020 7243 7080



High maintenance

By Lydia Mansi



Pure and simple

None of the seven products in Purity organic skincare's range cost more than £10, so we were keen to test out the Devon-based brand's credentials. While the fragrance-free formulas were a little disappointing on the olfactory front, our skin wasn't complaining about the hydrating sweet almond oil, beeswax and anti-oxidant Vitamin E complex in the day- and night-moisturisers. Our winner though was the anti-ageing serum and mask (£8.99) packed with Omega 3, 6 and 9, rosewater and cranberry seed oil – left on overnight it gave our skin an intense and brightening boost.

Available at Superdrug



Grease lightning

RODIN olio lusso body oil justifies its £65 price tag with a bevy of 11 essential oils that make up the golden elixir. Applied whilst skin is still damp, it has left our bodies smoothed, sheened and nourished throughout the winter. We have tried substituting for cheaper alternatives but our skin won't accept anything less.

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I booked in for a course of Soprano laser

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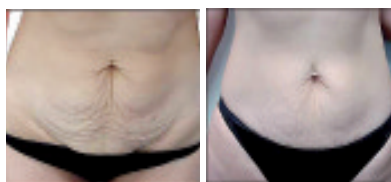
Esther Fieldgrass, the creative inspiration behind the EF MEDISPA clinics in Kensington and Chelsea, has developed a solution to cellulite - cited as the most difficult to solve problem for women of all ages. Esther says: "My own research over the years has shown that you need a multi-layered approach to deal with cellulite because there are so many causes including lifestyle, toxicity and skin laxity."

EF MEDISPA offers a combination of technologies to reduce the orange peel mottling effect of cellulite. Each treatment tackles a different problem - EF Cellution non invasive acoustic wave therapy breaks up and releases cellulite, SPA RF radio frequency tightens and smoothes the skin, high frequency mesotherapy hydrates the skin and promotes new cell growth, and ultrasound clears congestion and releases water retention.

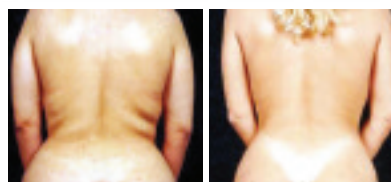
Equally important is a detox regime of colonic hydrotherapy and electro-lymphatics to prevent recurrence of the problem, which is



Before and after 10 EF Cellution treatments



Before and after Radio Frequency body toning



Before and after Vaser high def

actually caused by toxins and fatty tissue building up under the skin.

So if you want to be ready to bare a little more skin in the summer, book your consultation at EF MEDISPA now so that you will be ready to reveal a smooth beach toned body for all to admire.

Lose your fat instantly

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Now it is possible to have your body sculpted to perfection using Vaser, a third generation ultrasound technology, which emulsifies the fat without damaging the surrounding tissue.

EF MEDISPA's Kensington clinic has been chosen by GMTV's *LK Today*, *Channel Four*, *Five News*, *Easy Living* and the *Daily Mail* when they wanted to film the Vaser procedure. The clinic is the only place in the UK where you have a choice of male or female surgeons who have been trained in the most advanced Vaser and Laser lipolysis techniques.

Whether you are looking for a surgical or non-surgical solution for body sculpting and fat reduction, your first step should be a complimentary consultation with one of EF MEDISPA's clinic consultants for expert advice on how to get the body shape you've always dreamed of.

Hair today - gone tomorrow!

If you are still using shaving, waxing, electrolysis or old fashioned lasers for removing facial and body hair, it's time for a change. At EF MEDISPA a course of hair removal with the latest Soprano laser is a pain-free, fast and effective permanent solution, for any part of the body regardless of skin or hair type. If you want to be hair-free in time for the summer, you should book your consultation and complimentary test patch now.

Relax, detox and re-invigorate

EF MEDISPA's new Chelsea clinic has a whole area devoted to health and well being. Esther enthuses about the new suite: "I wanted to create an area where clients would feel comfortable whilst de-toxing, relaxing and re-charging their batteries. We have colonic hydrotherapy for cleansing, electro-lymphatics for overall wellness and our exclusive *Drip & Chill*" lounge for relaxation and invigorating vitamin infusions." The health suite has been an amazing success since it opened in February, for health and weight conscious clients keen to try new treatments, and for those looking for more convenient and comfortable surroundings for traditional tried and tested remedies.

So for quick and easy solutions to your health and beauty challenges let EF MEDISPA show you the way.

LATEST NEWS

Dr Harald Stossier, founder of Austria's world famous Viva Mayr clinic, will be in residence in May at EF MEDISPA Chelsea for private consultations - call 020 7717 9448 to book an appointment.

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Its civil war now over, Sri Lanka is back on the map. And years as a no-go area means the island is wonderfully untouched by mass tourism, discovers **Felicity Hawkins**

I was sitting upfront with Subash, our driver, on the trip from Wadduwa to the Sacred City of Kandy via the elephant orphanage at Pinnawala. The time was 8.50am and we'd been on the road non-stop since six that morning. The point of our early start and the – somewhat controversial – decision not to break for breakfast was to reach Pinnawala in time for the elephant feeding at 9am sharp. It didn't look like we were going to make it. And Subash had gone unnaturally quiet.

The view ahead was chaotic. It wasn't the volume of cars that was the problem – it was everything else on the road that had impeded our progress through the lush, tropical greenery of Sri Lankan countryside: the fleets of lorries, an elephant on a flat-back truck being driven *very* carefully to his next ceremonial duty and the myriad of wobbly bikes and mopeds, many transporting whole families of four. But, above all, we'd been hindered by a plague of buzzing tuk tuks,

They were everywhere, shooting randomly all over the road like coloured balls across a billiard table with no apparent notion of signalling or safety. "Are tuk tuks often

involved in accidents?" I asked rather lamely to break the silence. Subash visibly perked up. "Oh yes! All the time!" he said brightly. "We drivers get points for hitting them. You get more points for a green one than a red one because green are less common. It's our way of population control..."

Subash was very entertaining. He was also highly informative, despite his wicked sense of humour. And he took his role as the Serene Pavilions Hotel's official driver very seriously: his 'vehicle' – a new, gleaming white, air-conditioned people carrier – was cleaned to clinical standards and he was a real stickler for getting us wherever we wanted to be in good time – all without ever actually endangering our lives on the crazy and narrow roads.

Somehow, he got us to Pinnawala at nine o'clock on the dot. We watched entranced as the 80 or so orphaned elephants – including several bouncing babies – had their breakfast and then trundled down to the river to do what elephants do in the water: trumpeting, showering one another, playing dead in the shallows and covering themselves with thick layers of mud to act as a sunscreen.

The riverside restaurant terrace was packed

with families enjoying a national holiday for the Full Moon. These are exciting times for the Sri Lankan people: the signing of the peace last year after more than 30-years of civil war has led to a new mood of forward-thinking optimism.

Sri Lankans and tourists alike can now move freely throughout the whole of the beautiful island and visit its many attractions without fear of bombings or terrorist attacks. And every local we spoke to expressed a firm conviction that there can be no going back to the old divisions.

But, just to be on the safe side, stringent security checks were still in place at Kandy's lovely lakeside Temple of The Tooth, which was the scene of a major bomb attack at the height of the troubles.

The temple, which houses the Sacred Relic of the Buddha's Tooth, was heaving with white-clad worshippers bearing exotic, heavily scented floral tributes to celebrate the Poya festival under a perfect full moon.

The Kandy Dancing at the Cultural Centre was another major crowd-puller. But the front row seats that Subash had managed to procure for us turned out to be something



of a mixed blessing. The view was terrific, the dancing was charming, but we found ourselves just inches from the action when the pyromaniac firewalkers unleashed an arsenal of flaming thunder flashes. Checking for smoulders, we nipped to the loo where an old printed sign, curiously redolent of English seaside humour, requested that: "Ladies should remain seated throughout the whole performance."

The Sacred City itself has many historical links with Britain; its colonial past is evident in the beautiful Botanical Gardens – created in 1821 by the then governor Sir Edward Barnes – and in much of the architecture.

The pleasingly shabby chic Queens Hotel in the centre of town serves daily afternoon High Tea as a reminder of its past gentility. And the Hotel Suisse, overlooking the lake, is proud of its history as a grand hotel-come-maternity hospital where the wives of wealthy tea planters adjourned for their confinements: the manager still delights in welcoming, now, very elderly British guests, returning to see the place where they were born.

Sri Lanka's other – and possibly finest – colonial showpiece is the enchanting town of Galle, deep in the south of the island. Now a UNESCO World Heritage Site, it was built by the Dutch in 1663 and the atmosphere of old Ceylon still hauntingly pervades the labyrinth of narrow streets inside the old fort.

It is a wonderful place to wander, taking in all the chic little shops and museums beneath the battlements before adjourning for lunch at the Lighthouse Hotel, a splendid example of the work of the legendary modern architect, Geoffrey Bawa, now fully restored after the awesome damage inflicted by the tsunami. Little major evidence remains on the island of the monumental devastation inflicted on Sri Lanka by the 70-metre wall of water, which hit without warning on December 26 2004.

But there are many small poignant reminders. Kosdoda is one of the numerous sea turtle conservation centres scattered along the beaches of the west coast. And Subash took us to watch as a clutch of squirming,



newly hatched babies were gently unearched from the sand to take their first breath of sea air.

Swimming slowly around in a nearby tank was poor Stevie, a green turtle who was found, washed deep into the jungle by the force of the tsunami. The trauma left him blind and unable ever to return to the ocean. He remains in the sanctuary of his Kosoda home, a favourite with the crowds of children who visit regularly from a local school.

Our road trip safely completed – happily without any tuk tuk fatalities – Subash returned us to the Serene Pavilions hotel for the main purpose of our trip: a lot of sun, sea and serious spoiling.

Sri Lanka has some of the world's most gorgeous, empty beaches; one side-effect of the civil war was that the island was spared the worst developments of mass-tourism.

These are exciting time for the Sri Lanka people: the signing of the peace last year has led to a new spirit of optimism



The Serene Pavilions is the first boutique hotel to open since the peace was signed: it is an exclusive hideaway set on a deserted beach with seven acres of landscaped water gardens. Just 45km from the capital Colombo, it is a trailblazer for the future of Sri Lanka's luxury tourism – and with many winning points that mark out its differences.

The large infinity pool – with its underwater Jacuzzi beds – is surrounded by smooth, volcanic stone that never gets overheated by the tropical sun. A fabulous spa offers a super-pampering Sri Lankan ayurvedic wellness programme. And, as darkness falls, the 'tea light fairies' magically line all the garden pathways with softly flickering candles.

The hotel is small enough to be both



My inner diva was fully unleashed, I soon became hopelessly accustomed to having my very own personal butler

intimate and highly flexible about individual requests. And each of the spacious, Balinese-style guest pavilions – ten on the beachfront and two in the garden – comes with its own terrace, pool and butler.

Unaccustomed to having a personal manservant, this took a bit of getting used to. Stage one was slightly uneasy: my butler Jerome seemed a dream, but nonetheless I passed on his helpful suggestion that he should unpack my suitcase for fear of what horrors might emerge from its hastily scabbled together contents. Stage two followed swiftly however: my hidden, helpless ‘blonde’ side began to surface as Jerome prepared my scented, nightly Jacuzzi tub; I took to this particular butler service like a rubber duck to bathwater. Stage three was even scarier as I surrendered myself to his capability and forethought. My inner diva was fully unleashed as I marvelled at how I had ever – and could ever again – survive without

a butler to make me my morning coffee, pick me fresh flowers, check my eggs were cooked right, inform chef of my preferences, adjust my lighting, bring me my favourite, perfectly mixed cocktails and generally tend to my every whim and do my every bidding.

It was a tricky question. And it’s one that, now I’m home, I’m still pondering...■

TOUR OPERATOR

W&O Travel (0845 277 3310, wandotravel.com) offers 7-nights B&B at the Serene Pavilions in Wadduwa with 24-hour butler service and a private pool, return flights with SriLankan airlines and airport transfers. From £1330 per adult.

CONTACT HOTEL DIRECT

B&B accommodation at the Serene Pavilions in Wadduwa in one of 12 luxurious Pavilions with 24-hour butler service and a private pool costs from US\$400 per night including taxes and service charge. Serene Pavilions provides private transfers to-and-from the airport. For further information, visit serenepavilions.com or contact the hotel direct on +94 038 2296890, or email deirdre@serenepavilions.com. SriLankan Airlines (020 8538 2000, srilankan.aero) flies daily to Sri Lanka, economy return flights from £405 plus taxes per person, business class return flights from £1645 plus taxes.



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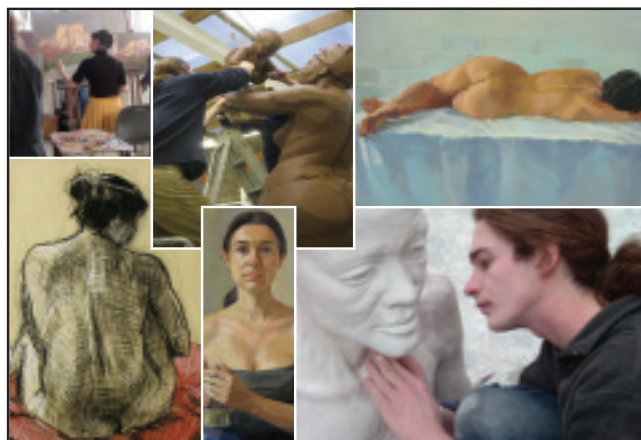
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Making sense

Professor Michael Lewis demystifies sensory stimuli responses in children



Unlike most of us, three-year old Charlie never flinches when he hurts himself. Five-year old Tom, on the other hand, is an active, intelligent boy who loves school and playing with other children. But when music is played he covers his ears. Neither his parents nor teachers understand why.

Similarly, some otherwise intelligent children are averse to being touched, or to certain colours, light, objects or fragrant smells, indicating that the child may be having difficulty responding to information from one or more of their senses.

When we sense something, the nervous system conveys stimuli to the brain to process the signals and interpret them accordingly. In some people, the nervous system is not able to convey these signals; this inability is called Sensory Processing Disorder (SPD). Children with SPD often exhibit abnormal behaviour when they touch, hear, see, taste or smell something – they may be either hypersensitive or

Too often 'out of sync' children are diagnosed with a behaviour problem

hypersensitive (under-sensitive).

Too often 'out of sync' children are diagnosed with a behaviour problem. But addressing the behaviour without understanding the underlying reason can be traumatic; an 'out of sync' child with SPD may be uncooperative or depressed whilst others may be overexcited. Some behaviours

in children with Attention Deficit Disorder (ADD) or Attention Deficit Hyperactivity Disorder (ADHD), Autistic Spectrum Disorder (ASD) or Learning Disability (LD) are often due to SPD but fail to be identified as such. It's essential to understand if a child's behaviour is due to SPD or not; whilst SPD requires Occupational Therapy applied to the affected senses in ADHD, ASD, and LD, sensory discomfort must be addressed through Sensory Integration Therapy.

Early intervention is essential; left untreated unusual reactions to become more established. Many children with SPD are intellectually gifted – but they need to be taught in ways that are adapted to how they process information. Treatment can be undertaken by Occupational Therapists such as those at the London Children's Practice. Older children and even adults can benefit from such therapy. It is never too late to get the help you need. ■

The London Children's Practice is one of the UK's largest multi-disciplinary clinics. LCP has clinics in Wimpole Street, Chelsea, Hampstead, Wandsworth and Lee Green. For a free screening, call on 020 7467 9520. Prof. Michael Lewis is CEO of the Riverston Group that includes The London Children's Practice and Riverston School. londonchildrenspractice.com

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The Sybarite

Simon Brooke... is suited to summer

The phrase 'summer in the city' has a lovely ring to it - unless, that is, you're a chap in a suit. Rushing around to meetings and on to an evening event when the temperatures and humidity levels soar in a city which - all too often - regards air-conditioning as a luxury rather than a basic human right, can make wearing a suit in the summer simply miserable.

For many men, now is the time to drag that tried-and-trusted pale linen suit out of the back of the wardrobe - and run the gauntlet of jibes about the Man from Delmonte. But it doesn't have to be this way. Over recent years, tailors and designers have produced acres of cloth that is so light and so cool that you'd hardly notice you're wearing it. Finer yarns

Summer in the city is no reason to get hot under the collar

don't just make cloth feel breezier, they also make it more crease-resistant as it springs back into place more quickly - perfect for those gentlemen who are frequent plane or taxi travellers.

Luxurious fabric manufacturer Loro Piana, whose wares are stocked by most tailors, has a cashmere yarn, for instance, called

The Lightest, which is so fine that one kilo of the stuff would unwind to a length of over 570 km. The best summer fabrics are breathable and light, as well as soft-to-the-touch so that the suit can be worn without a lining. Unlike linen, fine wool, especially when mixed with other fabrics, is light, smooth against perspiring skin and crease-resistant.

For summer wool neophytes, a quick fabric glossary: 'gsm' means 'grammes per square metre' so, obviously, the lower this figure the better, while a 'micron' is a thousandth of an inch - and just a few of these little marvels, amazingly, account for the thickness of some suit fabric yarns these days. Ermenegildo Zegna's Crossover Fabric, for instance, weighs only 120 grams per-square-metre. Here 15-micron superfine wool is blended with silk and linen to create an ultra-fine fabric with an impeccable appearance which is available in Prince of Wales checks, varying tones of lilac, violet grey, sand and stone.

Savile Row is also now embracing these new lighter fabrics. "There are two components to creating a lightweight suit - the fabric and its internal construction," says Frederik Willems, head of design at Gieves & Hawkes. "Lightweight fabrics are achieved by weaving fine yarns very tight, enhancing the performance of the cloth," he adds. "When using lightweight fabrics, the internal canvas of the suit must also be made from a lighter weight fabric, increasing movement and reducing the weight of the garment."

So, don't get needlessly hot under the collar this summer season - just lighten your load with a new suit. ■



Illustration by Rebecca Lea Williams

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Take a swing

Fancy teeing-off and testing your golfing prowess? Urban Golf's state-of-the-art simulators mean that you can practise in the heart of the city, says **Rose Jones**

It was in 2002, when James Day, then 20-years-old and the youngest-ever golf professional to be accredited by the PGA, was teaching at Stoke Park that he began to develop an ingenious way to get more people interested in the sport.

"He saw that technology had really moved on," explains David Richter of Urban Golf, the business Day founded two years later in 2004. "And he had long thought that there was no reason that Londoners and urbanites should not be interested in golf, other than lack of space."

Enter Urban Golf's highly advanced golf simulators. Urban Golf is an inclusive way for city-dwellers to test out their swings and see – in this digital age – whether they have what it takes to be the next Tiger Woods. Using state-of-the-art simulators whose cameras can miraculously track the golf ball's flight and speed spin trajectory, Day's idea has brought golf to the masses.

It all started six years ago when Urban Golf opened its first premises in a converted print works in Soho; since then it has burgeoned exponentially, with a site opening in Smithfields in 2006 and the latest – and largest premises – having launched in Kensington this year. The new site comes complete with seven top-of-the-range simulators, a novel game of golf billiards and a coaching suite – all decorated in an eclectic fusion of Victorian and contemporary styles.

What's the typical clientele, I ask? "It can be anyone from total novices and kids, to blokes on a fun night out or tour professional who want to get some practise in. Luke Donald and James McLean are amongst a few professionals who use Urban Golf," explains Richter.

And it's easy to see why Day's initiative has been so popular; it is not only a fun, barrier-breaking way to get in to the sport, but is also a great night out. Urban Golf is kitted out with high-definition plasma screens (perfect for watching the footie), and enticingly, a chic cocktail bar – so even if you don't fancy teeing off yourself, you can still enjoy hanging out while others in your party test their skills. But if you do partake of the golf says Richter, you can get as competitive as you want – there are even tournaments for those who take it seriously. It has also proved a great hit with corporate parties. "Because it's interactive, it's a great ice-breaker," says Richter. "And the company golf day is a long-established way of networking," he reflects.

Prices range from £20 to £50 per hour, which is based on the hire of the simulator rather than per person (Richter recommends four as an ideal group number), and at weekends is a blanket £40 per hour, while half-price Monday means that prices vary between £10 and £25 per hour. On Sundays mornings Urban Golf hosts one hour group kids' activities for children upward of six years (10am - 11am and 11am - 12pm; £80 per child for a four-week course) while for the adults, golf pro Nick Lloyd is on-hand in the afternoon for a roll-up golf clinic. Regulars can buy a £50 per month membership, which entitles them to two hours play every day, but for anyone using Urban Golf on an ad hoc basis, customers can simply book a session ahead.

So channel your inner Nick Faldo and tee-off in the comfort of the indoors – without having to travel miles. ■

The Kensington site comes complete with seven golf simulators

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restaurant reviews



EL CAMINO

25-27 Brewer Street, W1F 0RR
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We love the simple charms of El Camino on Portobello Road, but with only a handful of tables, it can often be hard to score seats and the fast-food feel of the takeaway-come-diner certainly doesn't suit every occasion. So, when we heard that Ned (youngest son of Sir Terence) Conran was opening a second, larger, site in Soho, we got quite excited. Could it live up to expectations?

Well, the food certainly doesn't disappoint. All the old favourites, including the fantastic pulled pork tacos, taste exactly the same as at the original and the lengthier menu has added welcome variety to the selection. Having already visited several times – yep, it's the kind of place you'll want to come back to – we've pretty much eaten our way through the entire menu and haven't come across a single dud dish along the way.

The quesadillas with chorizo are excellent – just the right balance of smooth melted cheese and punchy sausage – and we really enjoyed the simple salad of green leaves, olives and grilled king prawns, especially as it came with lovely spiced mayo for dipping. The tacos, however, do steal the show. If you, like us, find it hard to choose between all the tempting fillings, the best tactic is to order the lot and share (just make sure you stick to tacos as the burritos don't divvy up easily).

If there was one complaint about the food, we'd say it's not quite spicy enough for our liking – but that's where all the hot sauce comes in. The simple dining room is decorated with bottles and bottles of the stuff (about 2,000 at the latest count), so there's always plenty of heat at hand. Wash it all down with margaritas from the snug downstairs bar.

By Annica Wainwright



ELECTRIC BRASSERIE

191 Portobello Road, W11 2ED
020 7908 9696

Sometimes, we forget old favourites in the scramble to review the latest openings so let's remedy that and revisit one of them now. The Electric Brasserie is part of the Soho House-owned Portobello trio that also includes a members' club and cinema – all sharing that same moniker – and, of the three, it's perhaps the one that best lives up to the name. Day-after-day, year-after-year, it just keeps on piling in the crowds and the resulting atmosphere is, quite simply... electric.

A lengthy all-day menu caters for all eventualities, from breakfast to late supper, and it doesn't seem to matter what time you pitch up: the place is always busy. But then it was designed for the see-and-be-seen crowd, complete with angled mirrors to help people-watchers keep track of dining-room action.

This, of course, isn't the only reason why the Electric Brasserie remains so popular. The location, next door to one of London's best cinemas, is obviously a plus point – we love catching the 6.30pm screening and heading here for dinner after – but the number one appeal has got to be the simplicity of the overall package: unpretentious food served without fuss in a friendly environment.

Fancy a snack? There are salads, sandwiches and a whole menu section dedicated to 'small plates', like hummous with flatbread or crispy chilli squid. Celebrating something? Try the seafood platters. Looking for comfort food? Take your pick.

From a textbook beef tartare to perfectly cooked moules marinières (both served in starter or main course portions), here's a kitchen that knows how to turn out the classics – and to do them well every time. And that's what makes a great local.

By Annica Wainwright



BLUEBIRD

350 King's Road, SW3 5UU
020 7559 1000

There mayn't be a more recognisable King's Road landmark than Bluebird's sprawling forecourt – but you'd be best off having a G&T in it than venturing up to the brasserie.

Mark Block, ex-Dorchester and familiar name within the D&D London umbrella, has taken the reins from Mark Broadbent after the latter's four-year stint. A la carte offerings include Severn and Wye oak-smoked salmon, whole baby Devonshire crab, Galloway beef steak tartare, although the odd 'exotic' dish crops up (matzo dumpling soup, for example). The set menu is generous and reasonably priced (three courses for £21). Which is the most you should shell-out for.

A starter beetroot salad with watercress, pea shoots and pine nuts was so light on the mustard dressing as to taste unadorned, while a twice-cooked cheese soufflé had the unadmirable ability to be both dry on top and sodden in the middle. The Goosnargh chicken and cep mushroom pie was tender and creamy, with a perfect puff-pastry lid. Sadly, the coq au vin didn't fare so well; the glossy sauce gave off the right vibes, but the first bite revealed a poor leg of chicken not lovingly braised but stewed to its dry, stringy demise. Desserts went some way to allay disappointment: the dark chocolate mousse with candied orange was velvety and bittersweet; the apple tartin was prettily fanned and properly caramelised.

By far the best thing about Bluebird is its wonderful sommelier, Olivier Gasselín who suggested the perfect accompaniment to each dish, from a classic Marlborough Valley New Zealand sauvignon blanc to a surprising Lebanese Bekka Valley Mosaic red.

Bluebird may be a Chelsea institution, but stick to the beautiful bar, and Olivier's master palate – not the food. By Natasha Paulini

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Blooming marvellous

The Fifth Floor Bar at Harvey Nichols will be celebrating this month's Chelsea Flower Show with a Botanical Cocktail Flight, featuring miniature versions of its most popular floral drinks. Just £19.95 will buy four mini marvels - all prepared at your table. The Geisha is an exotic blend of sake, rose syrup, lychee and Champagne; London in Bloom features Beefeater gin, lychee, lemon juice, rhubarb liqueur, and a touch of orange flower water; the Clockwork Orange sees two types of Absolut vodka (Mandarin and Original) fused with sweet yellow and red peppers, while Green Day mixes Sipsmith vodka with elderflower, avocado, celery, marmalade and ginger. There will also be a Floral Afternoon Tea available in the Fifth Floor Restaurant.

Fifth Floor, Harvey Nichols, 109-125 Knightsbridge, SW1X 7RJ, 020 7235 5250

Eat me, drink me

Tim Burton's *Alice in Wonderland* seems to have turned chefs across town into mad hatters. Themed menus are popping up everywhere, from cocktail bars to five-star hotels. Among the best is the new afternoon tea at the Sanderson in Fitzrovia.

Presented on a gorgeous tea stand made from vintage crockery, it includes rainbow-coloured sandwiches, a lollipop that turns your tongue from hot to cold and a cupcake filled with popping candy. It's a sweet one so beware the sugar rush! The Mad Hatter's Afternoon Tea, £20 per person or £26 with a glass of Veuve Cliquot Champagne.

Sanderson, 50 Berners
Street W1T 3NG
020 7300
1444

Sweet like chocolate

Beautifully illustrated and with surprisingly easy-to-follow recipes, Paul A Young's *Adventures with Chocolate* is the well-deserving recipient of the prestigious Best Chocolate Book in the World award. It starts with a guide to buying the right chocolate - we're talking Amedei and Valrhona here - and is jam-packed with exciting recipe ideas. Truffles and desserts form the backbone of the book but we also love Young's Venezuelan chocolate chilli chicken. A great gift.

Kyle Cathie, £17.99



TABLE TALK

by Annica Wainwright, an editor at Square Meal

In season: May

This month, we'll mostly be tucking into: English asparagus, courgettes, elderflowers, Jersey Royals, mint, pea shoots and Alphonso mangoes from India.



Come dine with me

Worried about keeping up with the Joneses at your next dinner party? Enter Jerome Tavron of L'Etranger in Gloucester Road, who has recently launched a home-cooking service. The celebrated chef will design bespoke menus for any group size from four to 50, marrying French technique with a few Asian flavours in the trademark style of the restaurant. You could, for instance, kick off with Chilean sea bass and beluga caviar tempura, before moving on to Charolais fillet steak with hana kizami mash, and a 'death by chocolate' dessert to finish. Waiting staff, crockery, glassware and matched wines can also be provided. L'Etranger at Home 020 7584 1118 From £50-a-head



going out for dinner? check out local reviews @ theresident.greatbritishlife.co.uk

THE RESIDENT WEBSITE

An example of a few of the things you can find on The Resident website
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Find hundreds of tantalising recipes to try out



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From 'house of the month' to renovation stories and tips



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Villages

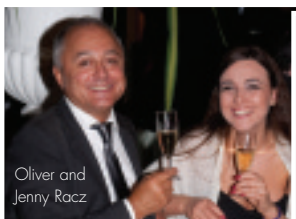
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Oliver and
Jenny Racz



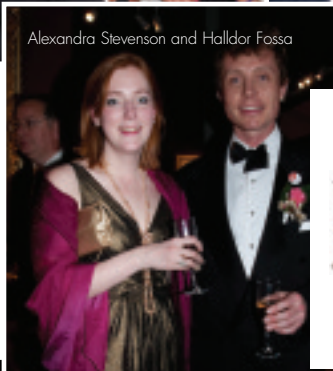
Godfrey Barker



Ally and Paul McGinley and Suzy Watt



Claire Brown and Louise Greidinger



Alexandra Stevenson and Halldor Fossa



It's not everyday you witness Lord Cadogan having a chat with Alastair Campbell, but such was the scene at the annual charity gala evening at the British Antique Dealers' Association Antiques fair in SW3, which was hosted by his good lordship. A champagne reception was followed by a black-tie dinner, with all proceeds going towards Leukaemia and Lymphoma Research.



Lady Cadogan and Martin Hattrell



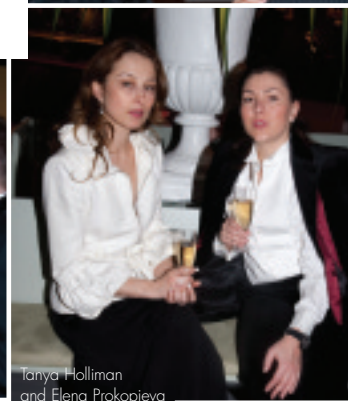
Lord Cadogan



Basia Briggs



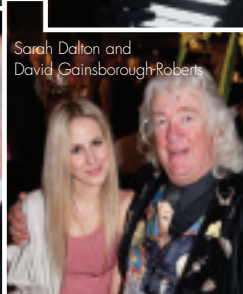
Lena Bjorck and Simon Swift



Tanya Holliman
and Elena Prokopjeva



Henrietta Spencer-Churchill



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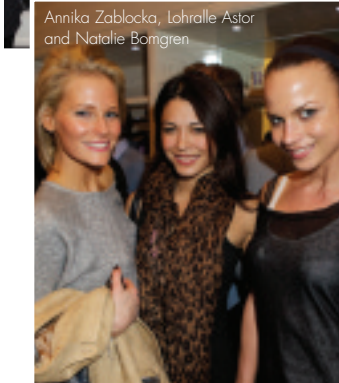
Brendan Cole, Jane Blight and Zoe Hobbs



Hugh Heathcote



Linda Papadopoulos,
Olga Roh and Lisa Butcher



Annika Zablocka, Lohrle Astor
and Natalie Bomgren



The first UK Rohmir fashion boutique opened to a warm welcome on Maddox Street in Mayfair. A showcase of their S/S10 collection introduced the label to a host of model, fashionista and celebrity guests. While DJ Hugh Heathcote kept the decks spinning, guests nibbled delicate Laduree macaroons, washed down with ample Champagne as they drunk in W1's latest fashion hotspot.



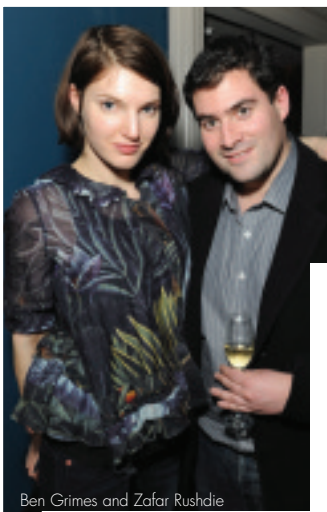
Carrie and Kayleigh Curreen



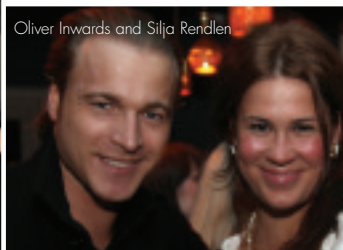
Olga Roh
and George Clarke



Oksana and Caroline
from Oxygen models



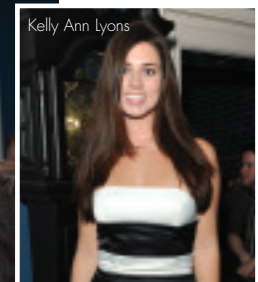
Ben Grimes and Zafar Rushdie



Oliver Inwards and Silja Rendlen



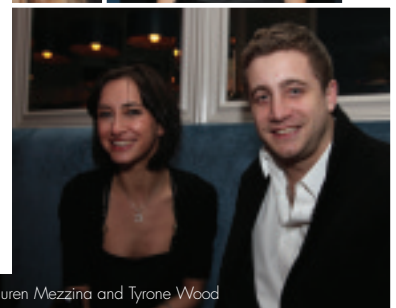
Lee Broom and Jerry Hall



Kelly Ann Lyons



The party to celebrate South Ken's latest cocktail lounge and restaurant, Coquine, was hosted by owners Dipak Panchal and Zack Barakat and welcomed guests including Jerry Hall, Tyrone Wood and Zafar Rushdie to the Lee Broom designed venue. As supermodel cum DJ Ben Grimes performed live sets, guests mingled and munched on mini hamburgers, jerk chicken and mini crème brûlees.



Lauren Mezzina and Tyrone Wood



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MY RESIDENCE:

Alex Monroe, jeweller

Where do you live?

I live in lovely Camberwell, up on the hill in a gorgeous Georgian villa.

What is your favourite green space? Chelsea Physic Garden. I just love it.

What is your greatest London extravagance?

I'm bad because I do buy paintings, which cost a fortune. Last was *A Study of Collette* by Michael Hyam. But I love it every time I look at it and think it was money well spent.

Name your desert island essentials.

Oh, I'm easy. If it's a hot island I don't really need anything. A good book or two would be nice. But I can make things out of anything so I'll keep myself busy. Am I allowed a Swiss army knife?

What would you save if your house was on fire?

The kids! Then the table my granddad made.

What is your favourite season?

Oh, spring definitely. It's all about looking forward.

Do you have green fingers?

You bet I do. I kept the kitchen garden for the family from when I was about 10. I'm going to try to do a garden at Chelsea next. I love it.

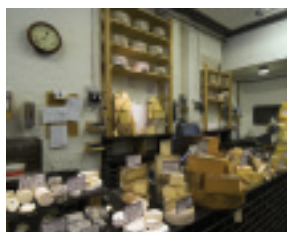
Which is your favourite piece? Always the most recent. I'm working on the cutest-ever bicycles at the moment to auction off as part of a big charity cycle ride I'm doing in July. Check it out at fightforsight.org.uk/EyeCycle

Which jewellers do you admire?

Eric et Lydie, Alexandra Francoise, Iosselliani. There are loads of goodies out there.

Alex Monroe never leaves home without... a smile I hope.

The Gardener Collection is available at EC One, 56 Ledbury Road, W11 2AJ 020 7243 8811 econe.co.uk



What is your favourite shop?

Oh, definitely one that sells us, of course. EC One on Ledbury! Actually, in reality, I'm not much of a shopper. But I can't help spending a fortune in the Neal's Yard Cheese Shop (pictured, left). Yummy!

What is your most memorable London meal?

There's a really good falafel place on the Ladbroke Grove end of Portobello market, but we did have fun in Locanda Locatelli a while back (pictured, above), sitting next to Guy and Maddie eating delicious Italian.



Who would you invite to your last supper and what would you eat?

I think great wits like Noel Coward or Winston Churchill would be huge bores. So I'll have Marilyn Monroe and Nicole from the Renault Clio adverts (purely because I fancy them), my brother Roddy (don't fancy him of course but he's lovely), I wouldn't mind a chat with Alexander The Great (pictured, left), but on condition that he doesn't start anything. We'd eat crab on toast, braised leek with tarragon and egg, potted shrimp, beetroot and horseradish salad, kippers, brown bread and butter, and all things nice. Washed down with a pint of Tolly Cobbold from 1979.

What inspired your latest collection?

I'm working on several things. I've just done an allotment collection called *The Gardener*. I was looking for a bit of lush when I stumbled across a childrens folk story called *The Peacock*

and the Crow, which was perfect.

Everything I see and do goes into my designing.



Where would you spend a lost day?

Up town; I'd lounge around in Ottolenghi on Ledbury Road. A schmoose around the antiques bit of Portobello market, and if it were hot I'd just snooze in Holland Park.



Where were the last three places you went on holiday?

Suffolk (I am a Suffolk boy and I know this great cottage by the river...), Italy (Calabria) and the Loire in my uncle's house. I'm just off to do cycle training in the mountains of Majorca (pictured).

How would you sum up an Alex Monroe design?

Intimate, pretty, whimsical and fashionable. Oooh, and affordable too, I hope.



Where do you go to be inspired? It's hard not to be inspired in London. Sometimes I just hang out and people watch - a café in Portobello for a morning will do it. Last thing I did was The Ministry of Food exhibition at the Imperial War museum. That could spark a new collection easily. Or Shakespeare at the Almeida (pictured). There's just so much, it's great!



Top job



Lucy Morton reflects on a tough but exhilarating year as President of the Association of Residential Lettings Agents

Working parents have to multi-task and I am often asked how I cope with the 'juggling act'. There have been times during the last 12 months when I have wondered whether all the balls would stay in the air as I took over as ARLA President in May 2009. This was on top of my demanding day job as managing partner at WA Ellis where I run the lettings department and also contribute to the smooth running of CLEA Limited, the central London agency group on whose board I sit, together with my family life where my husband Guy and I enjoy the hectic but fulfilling roles of bringing up three boys and a mad Labrador!

I am now in the last weeks of my presidential year and I will look back on it as one of the highlights of my career. It has been a great honour to be president of such a professional organisation and I am proud

to have been given the opportunity of giving something back to the industry and the organisation which has supported me so much over the years.

Our achievements during my presidency included launching the licensing campaign last year. We now have approximately 6,000 licensed ARLA members which is a huge accolade to the association. The same number have joined The Property Ombudsman scheme helping ARLA members once again lead their profession by example. I have visited and spoken to many of the regions throughout the country, trying to increase public awareness of the importance of using an ARLA agent, not only for their professionalism but also as a huge amount of money which agents hold on their behalf is bonded. Another of my missions this year has been to lobby government to regulate our industry and bring the remainder of letting agents into the fold. I have joined

other industry visionaries looking at setting up a register of property agents and also the Property Standards Board which National Federation of Property Professionals (NFOPP) has supported financially along with the Royal Institute of Chartered Surveyors.

As a result of the credit crunch, the spotlight has shone on lettings over the past year and we were once again the lifesaving profit centre for so many estate agency businesses. It is a highly pressured career whereby both landlords and tenants expect and demand responses and action 24/7. After May, I will have one less ball in the air as my presidential year comes to an end but I will continue to support all at NFOPP and fly the ARLA flag. ■

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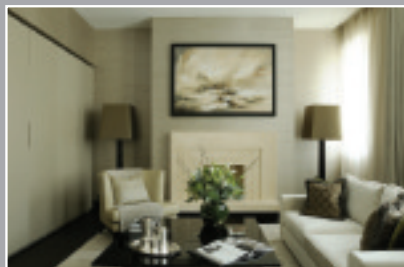
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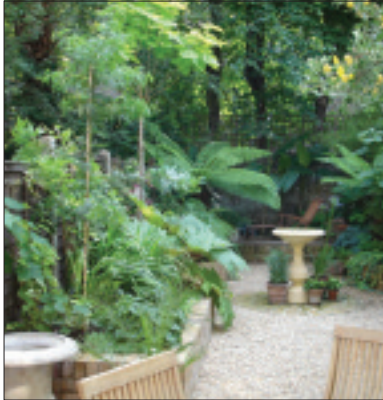
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www.struttandparker.com/london

**STRUTT
& PARKER**



Paultons Square | Chelsea | SW3

3,411 sq ft (317 sq m)

An elegant home comprehensively refurbished to an exacting standard, providing contemporary accommodation with an impressive west-facing garden.

Drawing room | Library | Dining room | Kitchen/family room | Cinema | Gym | Master bedroom suite | Three further bedrooms | Two bath/shower rooms | Steam room and shower | Garden

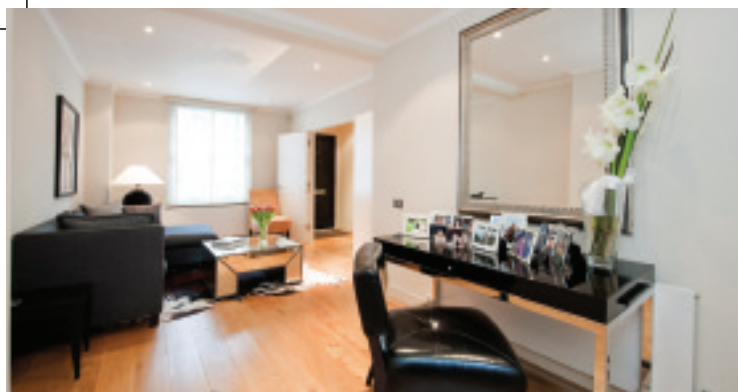
Asking price £6,750,000 Freehold

JSA: Knight Frank

020 7349 4300

Strutt & Parker Chelsea
chelsea@struttandparker.com

020 7225 3866



▲ **HASKER STREET, SW3**
£1,600pw, unfurnished

WHAT: A two-bedroom period Chelsea house, refurbished to create a contemporary home

EXTRAS: Two receptions, two bathrooms, two bedrooms, kitchen, parking and garden

DETAILS: Strutt & Parker, 020 7589 9966

stop press

▼ **PITT STREET, W8**
£4.6m, freehold

WHAT: A 2,671-sq-ft south-facing, three-bedroom period house
WOW FACTOR: The private garden

EXTRAS: Drawing room, family room, kitchen, dining area, study, master bedroom with en-suite, two further double-bedrooms (one en-suite), shower room, cellar and garden

DETAILS: Strutt & Parker, 020 7938 3666



► **OVINGTON STREET, SW3**
£1,400pw, unfurnished

WHAT: A newly decorated three-bedroom family house

WOW FACTOR: The open-plan double reception spans the whole of the ground floor; a great entertaining space

EXTRAS: Dining room/family room, eat-in kitchen, master bedroom with en-suite, two double-bedrooms, shower room, utility room and paved garden.

DETAILS: Strutt & Parker, 020 7589 9966



Ask the expert

With his new book now out, Phil Spencer explains what adding value to your home really means

In a competitive market, it is important to understand what adding value is all about. It can mean anything from simple DIY projects or insulating the loft, to coming up with a well-planned and well-executed extension. Some projects, however, offer a more clear-cut return than others.

New central heating, for example, usually pays for itself, and a homeowner is almost guaranteed to earn a profit when they sell. The cost to install central heating ranges from £1,000 to £3,000 depending on the system you choose, but the value added can be as much as £5,000.

Many homeowners waste valuable time and money on gimmicks, such as installing expensive gadgets, when they could be better off concentrating on the infrastructure. Is it really a good idea to install that costly cappuccino maker, for instance, when you haven't fitted a good working boiler or decent flooring? What about the value added by sprucing up the bathroom and losing that avocado suite with gold taps?

In the complicated world of home improvements, when planning where to focus your energy and how best to spend your budget, it is every bit as important to know what not to do. Not everything adds value in cash terms, but some ideas could make your house easier to sell. My book, *Adding Value to Your Home*, will help you understand what could work best for you, and what will make the overall feel of a house more valuable in the eyes of its owner – and, one day, in the eyes of a potential buyer. ■

Phil Spencer's *Adding Value to Your Home* is out now, £12.99

Chelsea & South Kensington
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Kensington & Holland Park
Knightsbridge, Belgravia, Mayfair

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London Residential Investment
and Development

020 7235 9959
020 7629 7282
020 7318 5198

www.struttandparker.com/london



Pembroke Square | Kensington | W8

2,289 sq ft (212.64 sq m)

A charming and well presented Grade II listed Victorian house with access to communal square gardens.

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Study |
Three bedrooms | Two bathrooms | Utility area | Cloakroom | Cellar | Storage vault | Garden

Asking price £2,850,000 Freehold

Kensington

kensington@struttandparker.com

020 7938 3666



Ladbroke Road | Notting Hill | W11

2,325 sq ft (215.99 sq m)

A beautifully presented and cleverly designed four bedroom house with great light and volume, which benefits from good entertaining space.

Entrance hall | Drawing room | Kitchen/dining room | Conservatory | Four bedrooms | Bathroom | Three shower rooms (two en suite) | Utility room

Asking price £2,750,000 Freehold

Kensington

kensington@struttandparker.com

020 7938 3666

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Ennsimore Gardens | Knightsbridge | SW7

1,303 sq ft (120.10 sq m)

A grand and beautifully refurbished one bedroom flat on the raised ground floor of this fine stone fronted period house.

Entrance hall | Reception room | Kitchen | Bedroom | Dressing room | Bathroom | Guest cloakroom | Access to communal gardens

Asking price £2,500,000 Leasehold

Knightsbridge

knightsbridge@struttandparker.com

020 7235 9959



Hans Place | Knightsbridge | SW1

658 sq ft (61.13 sq m)

A charming one bedroom maisonette a stone's throw from Harrods and close to all the amenities Knightsbridge has to offer.

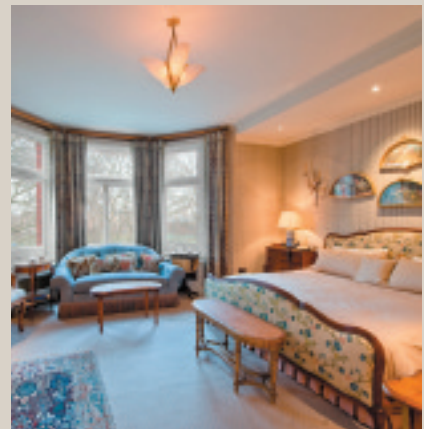
Reception room | Kitchen | Bedroom | Bathroom | Courtyard garden | Resident caretaker

Asking price £1,100,000 Leasehold

Knightsbridge

knightsbridge@struttandparker.com

020 7235 9959



Durham Place | Chelsea | SW3

1,937 sq ft (179.94 sq m)

A special, immaculately presented apartment on the second floor of this corner building with spectacular views over Burton's Court.

Drawing room | Dining room | Kitchen/breakfast room | Master bedroom with en suite bathroom | Bedroom two | Bathroom | Utility room | Lift | Caretaker | Off-street parking

Asking price £4,500,000 Share of Freehold

Chelsea

chelsea@struttandparker.com

020 7225 3866

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020 7629 7282
020 7318 5198

www.struttandparker.com/london



Bishops Road | Fulham | SW6

2,082 sq ft (193.42 sq m)

A rare, beautifully presented detached four bedroom house with a south-facing garden in this prime street close to Parsons Green.

Drawing room | Kitchen/dining room | Master bedroom with en suite shower room | Three further bedrooms | Two bath/shower rooms | Cloakroom | Cellar/utility room

Asking price £1,450,000 Freehold

Fulham 020 7731 7100
fulham@struttandparker.com



Clonmel Road | Fulham | SW6

2,221 sq ft (206.33 sq m)

A beautifully presented five bedroom house benefiting from excellent entertaining space and a wonderful garden.

Drawing room | Kitchen/dining room | Five bedrooms | Three bathrooms | Cloakroom | Cellar/utility room | Garden

Asking price £1,575,000 Freehold

Fulham 020 7731 7100
fulham@struttandparker.com



Royal Avenue | Chelsea | SW3

3,233 sq ft (300.3 sq m)

A superb refurbishment and immaculately modernised five bedroom house with a classic first floor drawing room and west-facing garden, in this prime location.

Entrance hall | Drawing room | Kitchen/dining room | Triple height atrium | Media/family room | Library/study | Five bedrooms | Four bath/shower rooms | Cloakroom | Garden

Asking price £6,950,000 Freehold

JSA: Russell Simpson 020 7225 0277
info@russellsimpson.co.uk

Strutt & Parker Chelsea 020 7225 3866
chelsea@struttandparker.com



Redcliffe Street | Chelsea | SW10

2,890 sq ft (268.49 sq m)

A super south-facing, six bedroom family home, with lovely long views over neighbouring gardens to the rear and wonderful volume and light.

Entrance hall | Drawing room | Library | Kitchen | Playroom/family room | Six bedrooms | Four bath/shower rooms | Utility room | Three store rooms | Garden

Asking price £3,150,000 Freehold

Chelsea 020 7225 3866
chelsea@struttandparker.com



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Cranley Gardens | Chelsea | SW7

Unfurnished

An immaculately refurbished first floor, split-level flat boasting wooden floors and an elegant drawing room with a balcony.

Entrance hall | Reception room | Kitchen/dining room | Three bedrooms | Three bath/shower rooms | Balcony | Terrace

£2,600 per week

Chelsea

chelsea.lettings@struttandparker.com

020 7589 9966



Horder Road | Fulham | SW6

Part Furnished/Unfurnished

A fantastic three bedroom house in the highly sought after 'Munster Village' area which has the benefit of a stunning south-facing decked roof terrace.

Entrance hall | Reception room | Kitchen/breakfast room | Three bedrooms | Two bathrooms (one with integrated sauna system) | Roof terrace

£650 per week

Fulham

fulham.lettings@struttandparker.com

020 7731 7100

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www.struttandparker.com/london



Lansdowne Road | Notting Hill | W11

Unfurnished

This super stucco fronted family house is situated on one of the most sought after roads in Notting Hill, with direct access to beautiful communal gardens.

Drawing room | Dining room | Kitchen | Six bedrooms | Three bath/shower rooms |
 Utility room | Two cloakrooms | Garden with direct access to communal gardens

£4,500 per week

Kensington

kensington.lettings@struttandparker.com

020 7938 3866



Chester Square | Belgravia | SW1

Unfurnished

An outstanding white stucco fronted period house, offering spacious family accommodation and excellent entertaining space.

Hall | Three reception rooms | Media room | Kitchen/breakfast room | Five bedrooms |
Five bath/shower rooms | Staff bedroom and bathroom | Laundry | Double garage | Terrace

£5,900 per week

Knightsbridge

knightsbridge.lettings@struttandparker.com

020 7235 9959

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chestertonhumberts.com



Reeves Mews Mayfair W1K

A very well presented & rarely available architect designed freehold Mayfair Mews house, situated close to Grosvenor Square & Park Lane. The accommodation comprises 4 bedrooms including an impressive master suite with dressing area, en-suite bathroom & terrace, 2 reception rooms, 2 cloakrooms, wine cellar, large garage, 2 terraces, utility room & lift. The property offers excellent access to the open spaces of Hyde Park & is situated close to fashionable Mount Street & the West End.

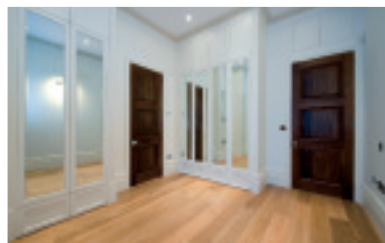
£4,950,000

freehold

Mayfair & St James's

020 7629 4513

sales.mayfair@chestertonhumberts.com



Egerton Gardens Knightsbridge SW3

An elegant newly refurbished raised ground floor apartment with its own street entrance. Situated in this highly sought after location in Knightsbridge & having the use of communal gardens (by separate arrangement), the flat has been refurbished to an exceptional standard & is ready for immediate occupation. The accommodation includes 2 bedrooms, 2 bath/shower rooms, double reception room, kitchen & paved garden with summer house.

£2,950,000

leasehold

Knightsbridge & Belgravia

020 7235 8090

sales.knightsbridge@chestertonhumberts.com

joint agents Iles Property

020 7235 4555

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chestertonhumberts.com



Dolphin House, Imperial Wharf Fulham SW6

A spectacular, sleek 3 bedroom, 3 bathroom riverside apartment with magnificent views across the River Thames & the parkland of Imperial Wharf. The property has been meticulously designed to the highest of standards, extends to approx 1,830 sq ft & features an outstanding 33ft x 30ft kitchen/reception/dining room offering 180 degree views south & west across the river from this room as well as from the 2 adjacent balconies.

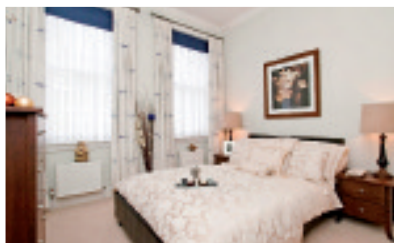
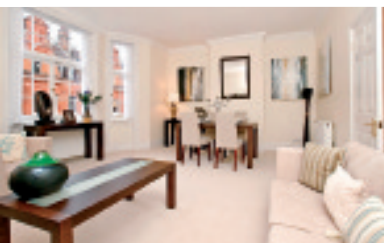
£2,450,000

leasehold

Fulham Road

020 7384 9898

sales.fulhamroad@chestertonhumberts.com



Draycott Place
Chelsea SW3

A beautifully presented & superbly located 2 bedroom, 2 bathroom apartment, benefitting from a resident caretaker & small communal gardens, occupying the entire second floor of this smart red brick Victorian conversion yards from Sloane Square.

£1,100,000

leasehold

Chelsea & South Kensington

020 7594 4740

sales.chelsea@chestertonhumberts.com

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available from your local office soon.



chestertonhumberts.com



Winchester Street Westminster SW1

This is a beautifully presented maisonette in the Pimlico Grid offering some 1,000 sq ft of accommodation. The accommodation includes a grand double reception room & kitchen on the ground floor overlooking the pretty leafy garden, there are also 2 double bedrooms, a bathroom & an en-suite.

£850,000

share of freehold

Westminster & Pimlico

020 3040 8201

sales.westminster@chestertonhumberts.com



Campden Hill Gate, Duchess of Bedford's Walk Kensington w8

This outstanding 5 bedroom lateral apartment with the benefit of a garage has been remodelled & skilfully designed to create a substantial & practical family home set in this enviable location adjacent to the prestigious Phillimore Estate. This desirable home spans the entire first floor overlooking private communal gardens & features an elegant 50'ft reception area adapted for both formal & informal entertaining. A large 'state of the art' highly specified Poggenpohl kitchen with an integrated informal dining section. The principal bedroom suite has a large walk in dressing area leading into a fully specified en-suite marble bathroom, 4 additional individually colour coordinated bedrooms & 3 uniquely designed en-suite bathrooms & shower rooms.

£8,900,000

leasehold

Kensington & Notting Hill

020 7937 7244

sales.kensington@chestertonhumberts.com

Register for the latest edition of our **1805** magazine,
available from your local office soon.



chestertonhumberts.com



Gilbert Street W1

£950 per week

An exceptionally spacious raised ground & lower ground floor maisonette of approx. 1,327 sq. ft. in this Georgian conversion with a substantial private patio & caretaker in Mayfair, conveniently located for Bond Street underground station. Reception, dining room, kitchen, 2 bedrooms, 2 bathrooms, guest cloakroom & patio garden.

Mayfair & St James's

020 7288 8301

lettings.mayfair@chestertonhumberts.com



Piccadilly W1

£800 per week

A bright & extremely spacious apartment on the 5th floor of this modern block with lift, behind a period facade on Piccadilly facing Green Park. Reception/dining room, eat-in kitchen, 2 double bedrooms, 2 bathrooms, guest cloakroom & balcony.

Mayfair & St James's

020 7288 8301

lettings.mayfair@chestertonhumberts.com



Tachbrook Street SW1V

£585 per week

A 2 double bedroom property on the top two floors of this period conversion. Further benefits include a large open plan reception to the kitchen with all modern appliances, an en-suite bathroom to one of the bedrooms, built-in wardrobes to both bedrooms, a further shower room & a private decked balcony.

Westminster & Pimlico

020 3040 8220

lettings.westminster@chestertonhumberts.com



Cumberland Street SW1V

£475 per week

A fantastic newly refurbished 2 bedroom, 2 bathroom property ideally located in the Pimlico Grid. This furnished property comprises the lower ground floor of a handsome mid-Victorian terrace which extends to over 615 sq ft & also features a patio area & an external office room.

Westminster & Pimlico

020 3040 8220

lettings.westminster@chestertonhumberts.com



chestertonhumberts.com



St Mary Abbots Terrace W14

£1,150 per week

A neutrally decorated 4 bedroom, 2 bathroom modern house arranged over 3 floors. Kitchen, separate dining room leading out to a terrace, bright reception room with balcony, master bedroom with walk-in-wardrobe & en-suite bathroom, 3 further bedrooms & family bathroom. There is a garage, guest WC & also driveway parking for two cars.

Kensington & Notting Hill

020 7937 7260

lettings.kensington@chestertonhumberts.com



Kensington House W8

£795 per week

A spacious & recently redecorated 2 bedroom apartment on the top floor (with lift) of this period red brick mansion block situated just moments from Kensington High Street. The property comprises lovely & bright reception room, dining hall, modern recently fitted kitchen & bathroom, guest WC, a generous master bedroom with fitted wardrobes & double bedroom with fitted wardrobe. Offered furnished.

Kensington & Notting Hill

020 7937 7260

lettings.kensington@chestertonhumberts.com



Chester Street SW1

£3,800 per week

Superb newly refurbished townhouse of approx. 3,480 sq ft near Belgrave Square, elegant while practical for family living. The property has plenty of natural light, original parquet flooring, fireplaces, roof terrace & a private courtyard. 3 receptions, 6 bedrooms, 4 bathrooms, self-contained flat, kitchen, utility room & dressing room.

Knightsbridge & Belgravia

020 7235 3530

lettings.knightsbridge@chestertonhumberts.com



Lowndes Street SW1

£1,550 per week

Beautifully presented contemporary apartment on the 5th floor of this portered building with lift benefiting from wooden flooring and air conditioning. Reception/dining room, 3 double bedrooms, 3 bathrooms, kitchen, lift & porter.

Knightsbridge & Belgravia

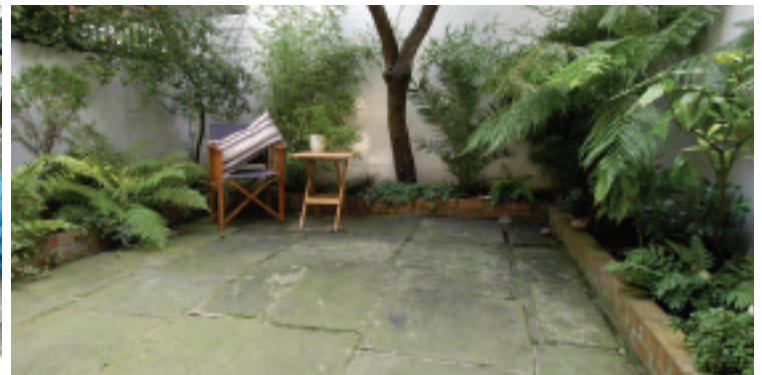
020 7235 3530

lettings.knightsbridge@chestertonhumberts.com

BODENS

bodensresidential.com

Sales: 020 7589 2000 sales@bodensresidential.com
 Lettings: 020 7225 0433 lettings@bodensresidential.com
 102 Draycott Avenue, Chelsea London SW3 3AD



CAMPDEN STREET, W8 Kensington Family House

Unfurnished. £1500 Per Week

Drawing Room | Kitchen/Breakfast Room | Master Bedroom with Ensuite Bathroom | 2 Further Double Bedrooms
 Bathroom | Balcony | Large Roof Top Terrace | Garden

Sales: 020 7589 2000 sales@bodensresidential.com
 Lettings: 020 7225 0433 lettings@bodensresidential.com
 102 Draycott Avenue, Chelsea London SW3 3AD

B O D E N S
bodensresidential.com



ONSLOW GARDENS, SW7

UNIQUE! Private street entrance plus direct access to communal gardens

Price: £6,250,000 Share of the Freehold

2 Reception Rooms | Kitchen/Breakfast Room | 4 Double Bedrooms | 3 Ensuite Bathrooms | Shower Room & Sauna
 Roof Terrace | Separate Studio Flat | Access to Communal Gardens



▲ **ROSE SQUARE, THE BROMPTONS, SW3**
£3.75m, leasehold/share of freehold

WHAT: A three-bedroom, ground-floor lateral flat

WOW FACTOR: The high-ceilinged 35-ft reception room

EXTRAS: Reception room, three bedrooms, two bathrooms, underground parking, 24-hour portage

DETAILS: Christian Warman, Savills, 020 7730 0822



▲ **EARLS COURT SQUARE, SW5**
£6.25m, freehold

WHAT: A period terrace house with views over the square garden.

WOW FACTOR: The house's elegant and grand rooms, including the impressive first-floor drawing room

EXTRAS: Three reception rooms, dining room, kitchen, study, six bedrooms, three bathrooms (one en-suite), shower room, garden, two balconies and communal garden

DETAILS: Charles Holbrook, Savills, 020 7581 5234

► **ASHBURTON HOUSE, SW7**
£15m, freehold

WHAT: A modernised seven-bedroom house discreetly located in Knightsbridge in a private, gated cul-de-sac, with 24-hour security guard and parking (by separate agreement), just opposite Hyde Park

WOW FACTOR: The contemporary interior design by Joanna Wood and the roof terrace with a hot tub, offering dramatic views over London

EXTRAS: Reception room, dining room, media room, kitchen, master bedroom with en-suite bathroom, dressing room and roof terrace, six further bedroom – each with its own suite – study, lift and roof terrace with tub.

DETAILS: Barbara Allen, JSA Savills 020 7581 5234 & Strutt & Parker 020 7235 9959



stop press

By Lydia Mansi

MARKET COMMENT

Jane Ingram, head of Savills Lettings

“Central London lettings are going from strength-to-strength. The market recovery is a good sign for landlords, as lack of stock means rents have increased and properties which do come to the market are letting quickly.

I am delighted to announce that Edward Cooper will be managing the lettings department in our new Mayfair office and also to welcome Alexis Stackhouse to her new role managing the Savills Sloane Street team, further strengthening our presence in central London.

“Our advice to landlords in this current climate is to choose your market carefully; people from different parts of the world have different preferences; for example, Americans like period properties but Far Eastern tenants go for new blocks. To ensure good demand for your property in the short-term it is best to invest in a well-known, reputable area rather than an emerging location. The majority of let-able properties are close to tube stations with good connections to London's financial and shopping districts. Detailed local knowledge is crucial, so do as much research as you can and employ a reputable local agent who is ARLA-licensed. Having your property managed will also ensure any issues your tenant may have with the property are dealt with professionally and as quickly as possible.”



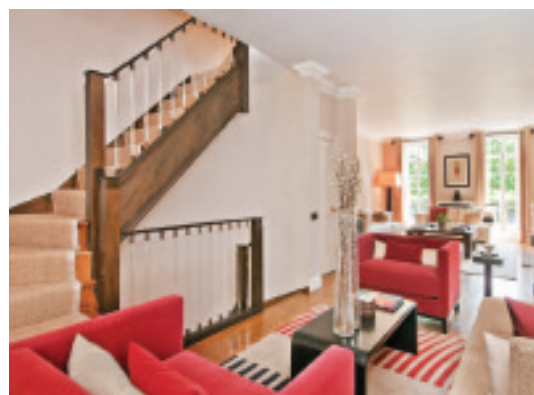
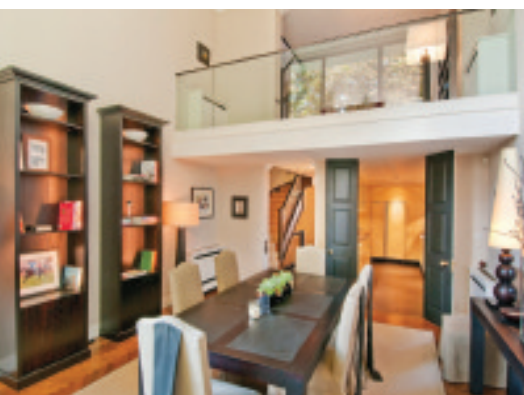
▲ **DRAYTON GARDENS, SW10**
£5.25m, freehold

WHAT: A five-bedroom period family home with west-facing garden and double garage

WOW FACTOR: This property has a Scandinavian feel, with spacious reception rooms, wooden flooring and flexible living accommodation

EXTRAS: Five bedrooms, three bath/shower rooms, drawing room, dining room, kitchen, playroom/bedroom five, laundry/store, west-facing garden and double garage

DETAILS: Charles Holbrook, Savills, 020 7581 5234



Charming Grade II listed house with spectacular views over Burton's Court St Leonard's Terrace, SW3

Reception hall ■ first floor drawing room ■ dining room ■ family room/bedroom 5 ■ 4 further bedrooms ■ 3 bathrooms/shower rooms ■ walled gardens ■ roof garden ■ passenger lift ■ utility room ■ storage vaults ■ 319 sq m (3,444 sq ft)

Guide £7.85 million Freehold

Knight Frank
Noel Flint
Noel.flint@knightfrank.com
020 7591 8600

Savills Sloane Street
Noel De Keyzer
ndekeyzer@savills.com
020 7730 0822



A fine detached double fronted villa set in large south-east facing walled gardens
Addison Crescent, W14

Drawing room ■ dining room ■ study ■ master bedroom with dressing room & bathroom ■ 5 further bedrooms ■ 4 further bathrooms ■ kitchen/breakfast room ■ 2 staff bedrooms & bathroom ■ garage ■ sauna ■ wine cellar ■ off street parking ■ 521sq m (5,618sq ft)

Guide £15 million Freehold

Savills Kensington

Johnny Fuller

jfuller@savills.com

020 7535 3300

Savills Sloane Street

Noel De Keyzer

ndekeyzer@savills.com

020 7730 0822



Spectacular double studio house with parking

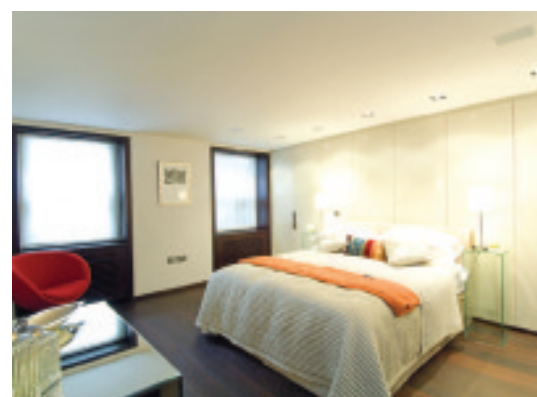
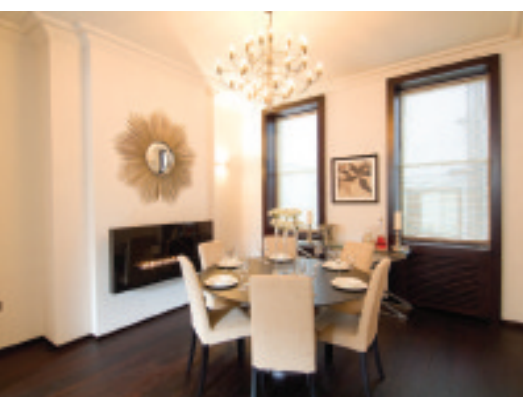
Avenue Studios, Sydney Close, Chelsea, SW3

Entrance hall ■ studio drawing room ■ studio library with gallery ■ studio dining room with mezzanine ■ kitchen ■ original artist's studio ■ master bedroom with en suite bathroom ■ further bedroom with en suite shower room ■ guest cloakroom with shower ■ off street parking ■ 361 sq m (3,885 sq ft)

Guide £5.5 million Freehold

Savills Sloane Street
Tom Lamb
tlamb@savills.com
020 7730 0822

Savills Knightsbridge
Charles Holbrook
cholbrook@savills.com
020 7581 5234



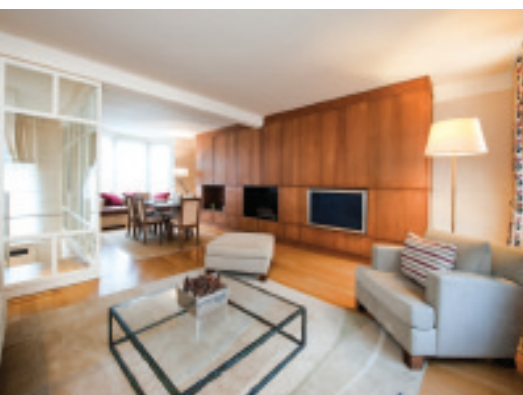
Contemporary three bedroom apartment in a period conversion

Charles Street, W1

Entrance hall ■ double reception room ■ kitchen/breakfast room ■ family room ■ study ■ master bedroom with en suite bathroom and dressing room ■ 2 further bedroom suites ■ cloakroom ■ shower room ■ courtyard ■ 239 sq m (2,565 sq ft)

Savills Mayfair
Charles Lloyd
clloyd@savills.com
020 7578 5100

Guide £3.95 million Leasehold, approximately 991 years remaining plus share of Freehold



A well proportioned house with a paved patio garden

Yeomans Row, Knightsbridge, SW3

Entrance hall ■ drawing room ■ study/dining room ■ kitchen/breakfast room ■ master bedroom with en suite dressing room and bathroom ■ 2 further bedrooms ■ en suite bathroom ■ en suite shower room ■ bedroom 4/study ■ cloakroom ■ patio garden ■ 223 sq m (2,400 sq ft)

Guide £3.35 million Freehold

Savills Sloane Street
Matthew Morton-Smith
mmsmith@savills.com
020 7730 0822

Savills Knightsbridge
Barbara Allen
baallen@savills.com
020 7581 5234



Sensational, highly specified five bedroom house on the Peterborough Estate Quarrendon Street, SW6

Double reception room ■ kitchen/dining room ■ family/media room ■ study ■ master bedroom suite ■
4 further double bedrooms ■ 3 further bathrooms ■ cloakroom ■ laundry room ■ wine cellar ■ garden ■
322 sq m (3,466 sq ft)

Savills Fulham
Justin Theobald
jtheobald@savills.com
020 7731 9400

Guide £3.35 million Freehold



Extended and elegantly refurbished house on the Peterborough Estate

Chiddingstone Street, SW6

Double reception room ■ kitchen/dining room ■ family/play room ■ 5 bedrooms ■ 3 bathrooms ■
cloakroom ■ utility room ■ terrace ■ garden ■ 253 sq m (2,723 sq ft)

Savills Fulham
Emma Stead
estead@savills.com
020 7731 9400

Guide £2.6 million Freehold



Exquisite Georgian double fronted Grade II listed house overlooking Parsons Green Sefton House, SW6

Open plan reception & kitchen living ■ 6 bedrooms ■ 5 bathrooms ■
separate Mews property ■ garden ■
345 sq m (3,716 sq ft)

Guide £3.25 million Freehold

Savills Fulham
Lindsay Cuthill
lcuthill@savills.com
020 7731 9400

A PENNY

for your thoughts

Cheryl Markosky discovers that property search is just the tip of the iceberg for companies like PennyBlack

When you need medical advice you call the family doctor, and when you want financial guidance you ring up your accountant.

So, why shouldn't people get ongoing help with property matters?" asks James Vlasto from new property search, acquisition and management company PennyBlack.

He has a point. By building up a level of trust can't everything be sorted in a 'one-stop shop'? One expert could efficiently handle everything from hunting down the right property, negotiating and managing a purchase, to creating robust rental portfolios or streamlining existing ones.

For the last decade Vlasto has enjoyed a successful career in the London and Caribbean property markets working through the ranks to director level in estate agency and development and investment. With a desire to place his experience and contacts at his clients' disposal he sees himself as a kind of 'property concierge' offering a personalised service that covers all aspects of residential property.

"At every social occasion I've attended in the last 10 years I will have been asked for advice about property, be it home searches, planning issues, or uncertainty about when and what to buy. I enjoyed being able to help those close to me and so have now placed myself firmly on the other side of the fence, giving buyers the support and guidance they need in what is an increasingly competitive marketplace," he explains.

Vlasto particularly values long-term relationships and is quite happy for someone to call him up over six months for advice as two years later they may become a client for life. "Perhaps I find them a new home, help put their children on the ladder and then develop their 'property pension' with strategic investment purchases."

Clients looking for property by themselves quite often get a bad deal, believes Vlasto. Because of their genuine charm and bonhomie, people tend to forget that estate agents represent sellers in this country, while buyers are expected to be well-informed and able to act quickly. During a deal, the wheels are greased in favour of the vendor and taking such enormous leaps of faith often leaves buyers feeling disappointed, disillusioned and even bullied.

"Market conditions are constantly changing and as such require adaptable strategies. At the moment, for example, it is a two-way sell. With such a shortage of property I am selling my clients to the agents as much as they are selling the property to me. This ensures that I am top of the call-list when (or often before) something suitable comes onto the market."

Many think you hire a house finder principally for their contacts. But Vlasto says that while these are valuable, they shouldn't be the only reason why people are investing in such services.

"You really need to take the time to listen to clients and go to visit them in their own homes. Seeing how they live and how they relax is vital. In that environment you find out very quickly what is actually important to them. I need to know them well enough to decide what information can be disregarded - and what is crucial. Trust plays a vital role in our relationship."

Giving PennyBlack clients a competitive edge whilst saving them time and money are three key aims of the company. Over the years Vlasto has picked up enough inside knowledge to pass on significantly useful information.

"There is no substitute for experience. For example how many people know that only the odd numbers on that particular street have extendable lofts, or that this road should be



avoided like the plague, because every house has structural issues due to wartime bombing? This kind of information can not only help to find the right house but also save money and time in avoiding the wrong ones. Agent's description will give a lot away too - using the adjective 'cosy' generally means the house is barely big enough to swing an Ewok."

Equally, he will not try to serve people in areas he isn't quite so familiar with. "London is my patch and I'd rather be regarded as a local professional than a national amateur. PennyBlack and its reputation are intrinsically linked to me - the name a rather sentimental reference to my grandfather - and so it is me at my client's side offering guidance and support at those crucial moments."

**Contact James on 07896 262 001
jv@pennyblackproperty.com
pennyblackproperty.com**



PENNYBLACK



FRANKLY SPEAKING - ELECTION SPECIAL

In light of the up coming election, Liam Bailey, Head of Residential Research at Knight Frank, answers some questions and what it means to the housing market...
020 7861 5133 liam.bailey@knightfrank.com

What does the impending election mean for London's housing market?

The received wisdom is that elections cause buyers and sellers to delay activity and the market grinds to a halt. This is in fact wholly untrue.

A review of market data covering the last eight elections confirms that they don't even feature in terms of sales volumes or even price change.

That said, this time things do seem to be shaping up a little differently. After a long period with little to sell, estate agents are slowly seeing more properties come forward from vendors – seemingly keen to get sales well underway before the election date. At the same time purchasers are getting a little more reluctant to commit themselves to the market.

So why the change this time round?

It seems to me that the stakes on this election are pretty high. Most Londoners recognise that it is only when we get the election out of the way that really honest and serious attempts to remedy the UK's precarious economic position will be attempted.

With no real clear leadership from the politicians the public are left to imagine the implications of higher taxes and lower spending on their lifestyles.

However, while the market has definitely begun to rebalance from the booming "sellers market" we saw in the nine months up until February, when prime central London prices rose by 20%, it seems clear to me that London and, in particular, prime central and southwest London, are far better placed to weather any pre- and post-election slowdown.

Oh really, why the confidence?

The UK as a whole experienced a seller's market last year, with low interest rates encouraging the affluent buyer, thereby stoking demand, and protecting the struggling owner. This in turn kept supply low.

But in London this trend was so marked that the imbalance will take a significant time to unwind. This assertion is evidenced by the fact that we normally expect to have six new buyers coming into the market for every new property launched. That ratio has been ticking up since last autumn, but in February in London we hit a record 12 new buyers for every new property in the market.

The other feature in the London market, which is again wholly lacking elsewhere in the UK, outside of some prime locations in the Home Counties, is the fact that London's market is so international. Last year over 50% of our central London £2m+ purchasers came from overseas. Sterling's ongoing weakness is aiding demand from these buyers, for many of whom the outcome of the forthcoming election is of little relevance.

What would be the best election result for the housing market?

I think I am probably only allowed to say a strong majority for any party! In reality that means a reasonable (30 seats or more) Conservative or Labour majority.

The real concern will be if we end up with a hung parliament, not only would bond markets be spooked, but we would need to forget about the hope for decent clear-headed action on taxes and spending. We might also end up with two elections in 2010 not one, if a coalition government fell apart mid-year. This would certainly prolong economic uncertainty.

Ironically, the much dreaded hung-parliament scenario could well lead to a beneficial impact for foreign buyers. A currency crisis might shave yet another 10% or 20% off effective prime London prices for dollar and euro buyers who have been piling into the market since the pound began to weaken in late 2008.

What's in your election manifesto for the housing market?

There are already a lot of manifestos out there. It seems like every property industry representative has published one. Most appear to contain endless appeals for government intervention and taxpayer largesse for the property, building and housing markets.

The starting point for my 'checklist for government' is the inconvenient fact that the UK government has effectively run out of money. Whatever I suggest needs to be realistic, so where do I start? Even if I limit myself to the mechanics of buying and selling houses I would point to three changes which could have significant benefits to the housing market and the wider economy.

The single most important change a future government could introduce to help create liquidity in the housing market, increase transactions and encourage labour market flexibility, would be the abolition of stamp duty.

To tax someone because they need to move home in order to take a new job, to care for a relative, to accommodate a growing family or to be fair just because they would like a nicer house, has, rather oddly, become accepted as absolutely normal. It is sobering to recall that in 1997 there were two rates for stamp duty – one was 0% and the other only 1%.

The reality is an overnight abolition will not be affordable, but a steady shift to a stepped approach (where progressively higher rates only apply to the portion of the price above each threshold) and then over, say, a decade – the same time frame that the current rates took to implement – move to abolition.

My second policy point would be to abolish the Home Information Pack. The best that can be said is that it has not been the disaster some predicted at its outset, but it remains a document that is largely ignored and doesn't really provide anyone in the house-buying process with any serious benefit.

Once again this is another recent innovation that acts to gum up and slow the market down – at a not insignificant cost. Just the sort of thing that is not helpful when the UK is trying to move back into a phase of dynamic economic growth and flexibility.

A final point would be that whoever takes power needs to recognise that there is a new crisis brewing in the mortgage market, which unless some action is taken will see mortgage availability drop by anything up to 25% from 2011.

This is when the banks need to begin to pay back the £300bn the government lent them to replace the securitisation markets which effectively closed down in 2008 as the credit crunch hit.

There are simple steps which could be taken, which have been recently very well laid out by the Council for Mortgage Lenders, which would help revive the securitisation market with negligible cost for the tax payer.

There you have it – if not exactly a three step plan for a happier Britain – at least the beginnings of a more sustainable housing market.

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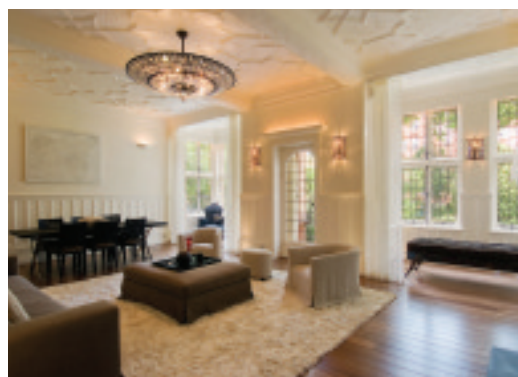
▲ **GLEDHOW GARDENS, SW5**
£4.95m, leasehold

WHAT: A refurbished ground floor, four bedrooms maisonette

WOW FACTOR: The ground floor reception space leading directly onto the communal gardens.

EXTRAS: Two reception rooms, kitchen/dining room, four bathrooms, workout area, communal gardens and private parking.

DETAILS: Knight Frank, 020 7349 4300



▲ **COLLINGHAM GARDENS, SW5**
£2.5m, share of freehold

WHAT: An elegant one-bedroom apartment in a Grade-II listed building with direct garden access

WOW FACTOR: The sympathetic mix of original features and high-tech modern finishes

EXTRAS: One reception, kitchen, one bathroom, with direct access to communal gardens.

DETAILS: Knight Frank, 020 7349 4300



▲ **PALACE GARDENS TERRACE, W8**
£5.85m, freehold

WHAT: This five-bedroom family home is located amongst the cherry trees on Palace Gardens Terrace

WOW FACTOR: The size of the garden

EXTRAS: Bright double reception room, kitchen, three bathrooms and large paved garden.

DETAILS: Knight Frank, 020 7938 4311



▲ **QUEEN'S GATE GARDENS, SW7**

£4.5m, share of freehold

WHAT: A four-bedroom penthouse apartment high above a garden square.

WOW FACTOR: The private terrace with far reaching views

EXTRAS: Three bathrooms, reception/dining room, kitchen and breakfast area, roof terrace and access to the garden square opposite.

DETAILS: Knight Frank, 020 7938 4311

stop press

By Lydia Mansi

MARKET COMMENT STILL TO COME
James Pace, Knight Frank, Chelsea

"Around election time, there is a perception that the property market slows right down but both our research and our current activity shows otherwise. Whilst we are seeing a couple of signs that some sections may be turning from the strong seller's market that we saw last year, it continues to outperform most commentator's expectations. The combination of factors such as low interest rates, the weak pound and uncertainty in the financial markets continue to make property, in possibly the capital's most fashionable area to live, a sound investment. At the lower end of the market, activity remains incredibly high with sensibly priced property selling almost as quickly as it comes on and at the super-prime level there remains a real lack of stock. In the middle of the market, however, there is a sense that more is coming to the market but this could just be seasonal. The election is likely to be the closest for years and it remains to be seen what the result is but whatever it is, the key problem for us for now will be a lack of available stock to offer the many buyers that we have on our books."

Knight Frank, 020 7349 4300



KnightFrank.co.uk



Limerston Street, Chelsea SW10

Low built villa with volume

This villa style house is set over three floors only. At the rear is a charming split level patio garden that is accessed from the kitchen/dining room. Master bedroom with bathroom en suite, bedroom 2, shower room, reception room, kitchen/dining room, bedroom 3/tv room, study, cloakroom, balcony, patio garden. Approximately 163 sq m (1,753 sq ft)

Freehold

£2,450,000

(285456)

Knight Frank Chelsea
chelsea@knightfrank.com
020 7349 4300



Lamont Road, Chelsea SW10

Functional family living

This well proportioned family house offers four bedrooms, spacious and bright accommodation throughout as well as excellent storage. Master bedroom with adjacent shower room, 3 further bedrooms, bathroom, reception room, dining room, family room, kitchen, study, utility room, cloakroom, patio garden. Approximately 192 sq m (2,072 sq ft)

Freehold

£2,975,000

(290227)

Knight Frank Chelsea
chelsea@knightfrank.com
020 7349 4300

KnightFrank.co.uk



The Little Boltons, Chelsea SW10

Stunning maisonette with garden and garage

This is a rarely available bright and airy garden maisonette situated on one of Chelsea's finest addresses. Master bedroom with bathroom en suite, further bedroom suite, 2 further bedroom, bathroom, large reception room, dining room, kitchen/breakfast room, study/media room, cloakroom, garden. Approximately 268 sq m (2,882 sq ft) (including garage)

Freehold

£5,250,000

(290595)

Knight Frank Chelsea
chelsea@knightfrank.com
020 7349 4300

JSA: Savills
knightsbridge@savills.com
020 7581 5234



Paultons Street, Chelsea SW3

Family house in old Chelsea

This bright and airy house is over four floors only and has been finished in a contemporary style. It has two main living areas over the ground floors, both of which have wooden floors. Master bedroom with bathroom en suite, 3 further bedrooms, bathroom, reception room, kitchen/ breakfast room, media room, study, cloakroom, balcony, garden. Approximately 202 sq m (2,172 sq ft)

Freehold

£2,895,000

(285236)

Knight Frank Chelsea
chelsea@knightfrank.com
020 7349 4300

KnightFrank.co.uk



Strathmore Gardens, Kensington W8

Double fronted house with garage

A magnificent house with well proportioned rooms providing fantastic living space arranged over five floors. 7 bedrooms, 7 bathrooms, double reception room, drawing room, dining room, kitchen, utility room, cloakroom, storage, garage for 2 cars, terrace. Approximately 474 sq m (5,104 sq ft)

Freehold

(280490)

Knight Frank Kensington
kens@knightfrank.com
020 7938 4311



Cornwall Mansions, Kensington W8

Fantastic first floor lateral living

A beautifully designed and well proportioned apartment in a quiet yet centrally located mansion block in the heart of Kensington. 7 bedrooms, 4 bathrooms, reception room, dining room, kitchen, cinema room, utility room, cloakroom, lift. Approximately 349 sq m (3,760 sq ft)

Share of Freehold

Guide price: £6,500,000

(269500)

Knight Frank Kensington
kens@knightfrank.com
020 7938 4311

KnightFrank.co.uk



Pembroke Gardens Close, Kensington W8

A low built townhouse with parking

Tucked away in a private road, in a quiet part of Kensington, south of Edwardes Square, is this charming townhouse with parking and a garden. 4 bedrooms, 2 bathrooms, reception room, dining room, kitchen, cloakroom, charming west facing garden, off street parking. Approximately 132 sq m (1,425 sq ft)

Freehold

Guide price: £2,000,000

(290428)

Knight Frank Kensington
kens@knightfrank.com
020 7938 4311



Campden Hill Road, Kensington W8

An excellent five bedroom family house

This excellent house, located in a prime street in the heart of Kensington, is arranged over only four floors, providing ideal practical family living space. 5 bedrooms, 2 bathrooms, double reception room, dining room, kitchen/breakfast room, study, utility room, cloakroom, garden. Approximately 218 sq m (2,346 sq ft)

Freehold

Guide price: £3,450,000

(285410)

Knight Frank Kensington
kens@knightfrank.com
020 7938 4311

KnightFrank.co.uk



Academy Gardens, Kensington W8

Contemporary luxury living

An impressive, interior designed first floor apartment in this prestigious development. 3 bedrooms, 3 bathrooms, double reception room, study, dining area, kitchen/breakfast room, cloakroom, communal gardens, concierge, leisure facilities, lift. Approximately 260 sq m (2,805 sq ft)

Share of Freehold

Guide price: £6,250,000

(289899)

Knight Frank Kensington
kens@knightfrank.com
020 7938 4311



Academy Gardens, Kensington W8

Three bedroom apartment with parking and portorage

A fabulous maisonette apartment situated within this well run, exclusive development in the heart of Kensington. 3 bedrooms, 2 bathrooms, reception room, kitchen, cloakroom, communal gardens, concierge, leisure facilities, lift. Approximately 169 sq m (1,825 sq ft)

Share of Freehold

Guide price: £3,250,000

Knight Frank Kensington

kens@knightfrank.com

020 7938 4311

(280479)

KnightFrank.co.uk



St Luke's Street, Chelsea SW3

Chelsea Green gem

A beautifully presented freehold house in the heart of this highly sought-after Chelsea address. Master bedroom suite, 2 further bedrooms, bathroom, double drawing room, study/bedroom 4, conservatory, kitchen/breakfast room, dining/family room, guest cloakroom, utility room, garden. Approximately 176 sq m (1,895 sq ft)

Freehold

Guide price: £2,500,000

(269100)

Knight Frank Knightsbridge
 knightsbridge@knightfrank.com
020 7591 8600



Christchurch Street, Chelsea SW3

Prime Chelsea

A well presented house in this highly sought after Chelsea location. Master bedroom with en suite bathroom, 2 further bedrooms, bathroom, kitchen, double reception room, cellar, patio garden. Approximately 102 sq m (1,100 sq ft)

Freehold

Guide price: £1,850,000

(285450)

Knight Frank Knightsbridge
knightsbridge@knightfrank.com
020 7591 8600

JSA: Chestertonhumberts
sales.chelsea@chestertonhumberts.com
020 7594 4740

KnightFrank.co.uk



Cranmer Court, Chelsea SW3

Perfect portered pied-à-terre

A light south east facing two bedroom first floor flat in this portered building in the heart of Chelsea. 2 bedrooms, bathroom, eat-in kitchen, lift, porter. Approximately 86 sq m (935 sq ft)

Share of freehold

Guide price: £845,000

Knight Frank Knightsbridge
knightsbridge@knightfrank.com
020 7591 8600

(283506)



Onslow Square, South Kensington SW7

Top floor lateral flat

A bright top floor lateral flat arranged across three buildings on the north terrace of this popular square. 4 bedrooms, 2 bathrooms, drawing room, sitting room/dining room, kitchen/breakfast room, balcony and lift, resident caretaker, use of communal gardens (by separate arrangement). Approximately 170 sq m (1,826 sq ft)

Leasehold: 44 years remaining approximately

Guide price: £2,750,000

Knight Frank Knightsbridge
knightsbridge@knightfrank.com
020 7591 8600

(285733)



Chester Square, Belgravia SW1

Family house with double mews

A superb freehold house in this highly sought after garden square benefitting from an adjoining double width mews house. Master bedroom suite, 4 further bedrooms, 3 bathrooms, drawing room, dining room, family room, reception room, entrance hall, kitchen/breakfast room, wine cellar, terrace, garage. Approximately 391 sq m (4,215 sq ft)

Freehold

Guide price: £8,950,000

(283949)

Knight Frank Belgravia
belgravia@knightfrank.com
020 7881 7722



KnightFrank.co.uk



Collingham Gardens, South Kensington SW5

Impressive house on beautiful garden square

This stunning house has been recently renovated with generous entertaining space. Master bedroom suite, 6 further bedrooms, 6 bathrooms, 2 reception rooms, kitchen/dining room, gym, cinema, 2 study areas, self contained staff flat, children's play area. Approximately 1,028 sq m (11,070 sq ft)

Available unfurnished

£13,000 per week

Knight Frank Chelsea Lettings
David Mumby
david.mumby@knightfrank.com
020 7349 4300

JOHN D WOOD & CO.



ST GEORGE'S SQUARE, SW1

1st floor flat providing immaculate and contemporary accommodation in this period building close to Pimlico Underground station.

2 bedrooms, 2 bathrooms, reception room, balcony.

Furnished £800 per week



GROSVENOR ROAD, SW1

Ground floor flat with direct river views in this prestigious building with car parking, concierge and gym.

Bedroom, bathroom, reception room.

Furnished £550 per week



EBURY STREET, SW1

1st floor flat in this period conversion conveniently located close to Victoria station and the designer shops, restaurants and bars of Elizabeth Street.

Bedroom, bathroom, reception room.

Furnished £425 per week



CUMBERLAND STREET, SW1

Well presented ground floor flat in this period conversion in the heart of the Pimlico Grid.

Bedroom, bathroom, reception room.

Furnished £365 per week

JOHN D WOOD & CO.



CHEYNE COURT, SW3

An immaculately refurbished flat on the 3rd floor of this popular portered mansion block. The flat has an open aspect to all of the principal rooms. Approx. 1,630 sq ft.

3 bedrooms, 3 bathrooms (2 en suite), dining room, drawing room, cloakroom, lift, porter.

Freehold Share Guide Price £2,750,000



SLOANE COURT WEST, SW3

An elegant 4th floor flat (with lift) located in a beautifully maintained period block.

The flat benefits from wonderfully high ceilings and period features. Approx. 1,010 sq ft.

2 bedrooms, bathroom, shower room, drawing room.

Lease to 2047 Guide Price £1,100,000

JOHN D WOOD & CO.



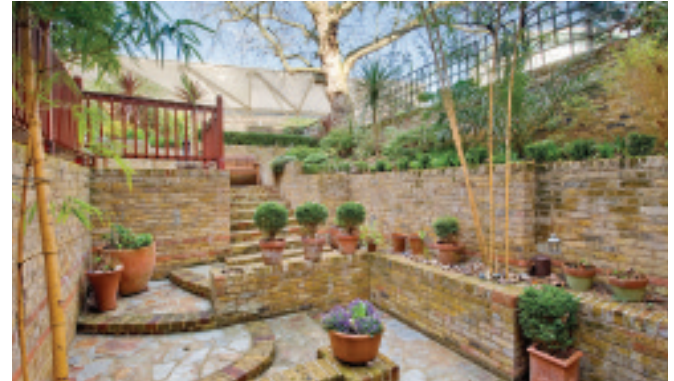
DILKE STREET, SW3

Recently rebuilt, this beautifully presented terrace house has exceptional entertaining areas, a central full height atrium and studio/gym. Approx. 2,770 sq ft.

3 bedrooms, en suite bathroom, 2 en suite shower rooms, drawing room, dining area, sitting area, study, cloakroom, patio garden.

Freehold Guide Price £4,250,000

JOHN D WOOD & CO.



PHILBEACH GARDENS, SW5

A beautifully presented garden flat with unusually high ceilings and excellent proportions throughout. Approx. 1,230 sq ft. 2/3 bedrooms, en suite bathroom, shower room, reception room, study/bedroom 3, garden.

Freehold Share Guide Price £895,000



IFIELD ROAD, SW10

Exceptional maisonette refurbished to an exacting standard with west facing green views. Approx. 970 sq ft. 2 bedrooms, en suite bathroom, en suite shower room, reception room, roof terrace.

Lease to 2116 Guide Price £925,000



OLD BROMPTON ROAD, SW5

A delightful south facing flat situated on the 2nd floor of a handsome mansion block. Approx. 695 sq ft. 2 bedrooms, en suite bathroom, shower room, reception room, lift.

Lease to 2974 Guide Price £749,950



CATHCART ROAD, SW10

A charming flat on the 3rd floor of a period building benefitting from a fantastic roof terrace. Approx. 674 sq ft. 2 bedrooms, bathroom, reception room, roof terrace.

Freehold Share Guide Price £695,000

JOHN D WOOD & CO.



HOLLYWOOD ROAD, SW10

A fantastic penthouse apartment situated on this Chelsea street, benefiting from direct lift access, a wonderful west facing terrace and off-street parking. Approx. 2,070 sq ft.

3 bedrooms, 2 en suite bathrooms, reception room, drawing room, dining area, cloakroom, terrace, parking space, porter:

Lease to 2985 Guide Price £2,995,000

JOHN D WOOD & CO.



ABINGDON ROAD, W8

An upper maisonette in this elegant Victorian building. Refurbished throughout to create excellent entertaining space. Approx. 1,122 sq ft. 3 bedrooms, 2 bathrooms, reception room, kitchen/breakfast room.

Freehold Share Guide Price £1,450,000



LADBROKE SQUARE, W11

This beautifully presented apartment offers well-organised living accommodation with its own garden. Approx. 1,076 sq ft.

2 bedrooms, 2 shower rooms, reception room, conservatory, south facing garden, key to Ladbroke Square.

Freehold Share Guide Price £975,000



BASSETT ROAD, W10

A remarkable flat on the raised ground floor of this imposing double fronted Victorian Villa. Approx. 913 sq ft.

2 bedrooms, bathroom, reception room.
JSA Bective Leslie Marsh 020 7221 0330

Freehold Share Guide Price £850,000



LEXHAM GARDENS, W8

A raised ground floor flat recently renovated to a high standard of this grand stucco fronted house. Approx. 388 sq ft.

Bedroom, en suite shower room, open-plan reception room/kitchen, access to communal garden square.

Lease to 2165 Guide Price £465,000

JOHN D WOOD & CO.

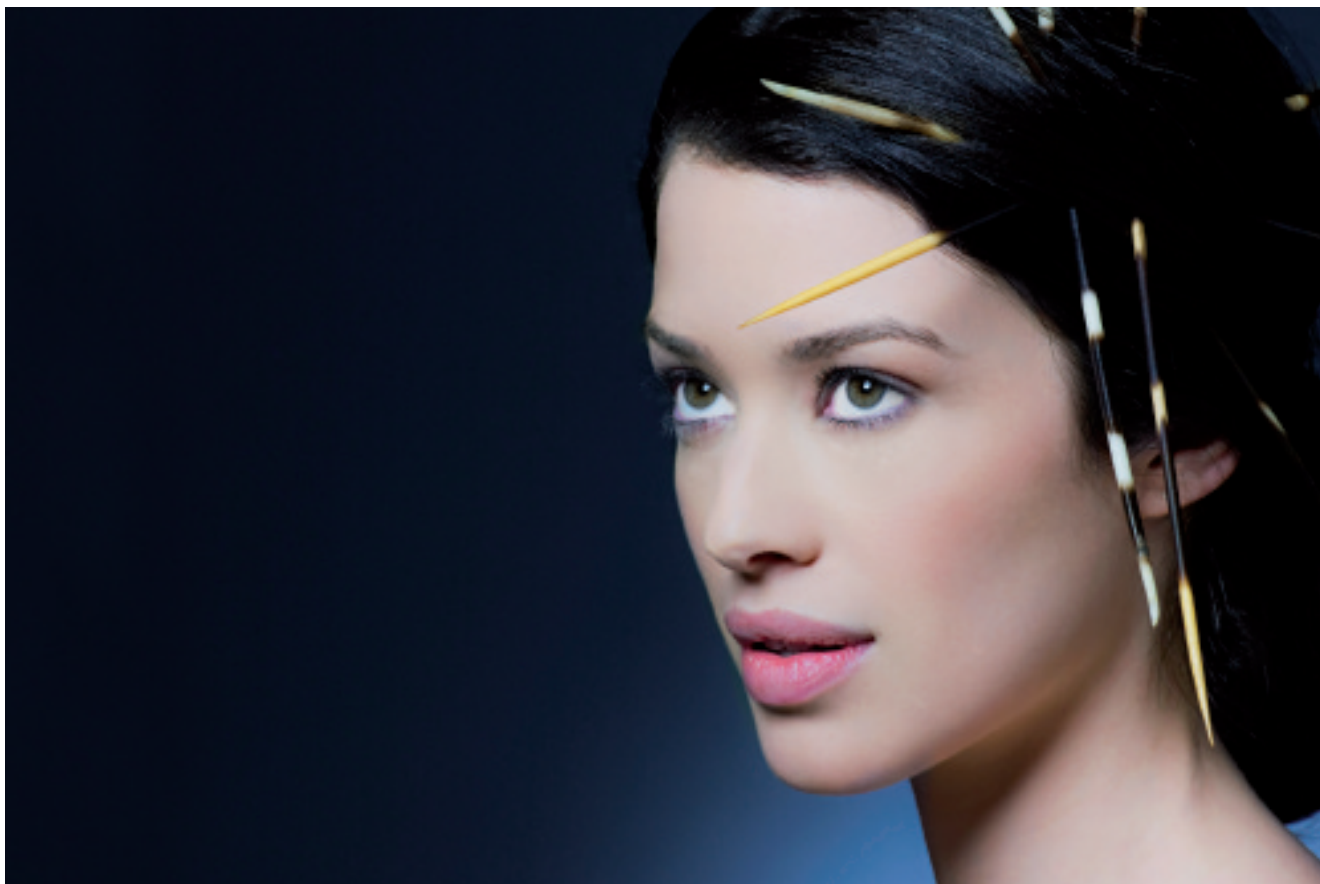


ABBOTSBURY CLOSE, W14

A charming house with well proportioned and attractive rooms arranged over three floors. The property has a west facing patio garden and is directly opposite the entrance to Holland Park. Approx. 1,787 sq ft.

Master bedroom with en suite bathroom, 2/3 further bedrooms, bathroom, reception room, study/bedroom 3, kitchen/dining room, garden, garage, off-street parking.

Freehold Guide Price £2,500,000



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Chelmsford, Cobham, Esher, Lymington, Oxford, Weybridge and associated offices across the south of England.

www.johndwood.co.uk

JOHN D WOOD & CO.



KERSLEY STREET, SW11

Situated on one of Battersea's most highly regarded roads, this end-of-terrace Victorian house has been beautifully arranged and styled providing ideal space for modern family living. The rear of the house has been extended over the side return providing a wide drawing room, leading onto the garden. Approx. 2,690 sq ft. 6 bedrooms, 2 bathrooms, shower room, reception room, playroom/family room, open-plan kitchen/dining area, lobby, entrance porch, utility room, roof terrace, front and rear gardens.

Freehold Guide Price £2,000,000

JOHN D WOOD & CO.



OAKLEY STREET, SW3

An exceptional house situated in Chelsea with very good entertaining space. 5 bedrooms, 4 bathrooms, 4 reception rooms.
Furnished/Unfurnished **£4,750 per week**



CORNWALL GARDENS, SW7

This 3rd floor flat in a period conversion boasts a south facing reception room. 2 bedrooms, 2 bathrooms, reception room.
Unfurnished **£850 per week**



CHEYNE WALK, SW3

An excellent flat, newly refurbished throughout with lovely river views and a balcony. 2 bedrooms, 2 bathrooms, reception room.
Furnished **£1,095 per week**



HESPER MEWS, SW5

A superb house on this pleasant mews, which has been cleverly refurbished throughout. Bedroom, bathroom, reception room.
Furnished **£525 per week**



PETYWARD, SW3

A contemporary flat on the raised ground floor in a well run, portered building in Chelsea. Bedroom, bathroom, reception room.
Furnished **£525 per week**



STANHOPE GARDENS, SW7

A smart lower ground floor flat offering a patio garden and access to the communal gardens. 2 bedrooms, bathroom, reception room.
Furnished/Unfurnished **£525 per week**

CHELSEA 020 7352 8111 chl.lets@johndwood.co.uk

SOUTH KENSINGTON 020 7835 0044 skn.lets@johndwood.co.uk

JOHN D WOOD & CO.



WOODSFORD SQUARE, W14

A contemporary family house immaculately refurbished to an exceptional standard.

5 bedrooms, 4 bathrooms, 2 reception rooms.

Furnished/Unfurnished £3,000 per week



LEINSTER SQUARE, W2

A well presented ground and lower ground floor apartment in a period building located moments from Westbourne Grove with access to an impressive garden square. 3 bedrooms, 2 bathrooms, reception room.

Unfurnished £850 per week



CAMPDEN HILL ROAD, W8

This spacious apartment is located close to Notting Hill Gate and Kensington High Street and benefits from a private paved patio. 2 bedrooms, bathroom, reception room.

Unfurnished £600 per week



Property For Sale?

Over 100 properties sold or let
by Chard each month

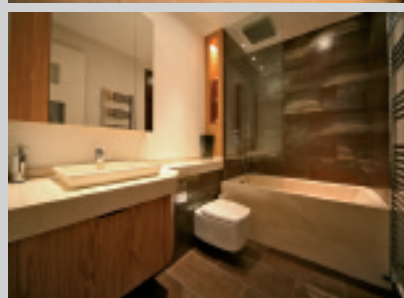
Contact us today to discover your
property's true sales potential

Cornwall Gardens, SW7

Two double bedroom refurbished flat overlooking
a garden square in South Kensington

£950,000

Leasehold



- Victorian conversion
- Wood floors
- Open plan kitchen
- High quality refurbishment
- Third floor
- Gloucester Road Underground

South Kensington & Chelsea sales
020 7373 8883

Gledhow Gardens, SW7

One double bedroom flat in South Kensington

£475,000

Leasehold



- Victorian conversion
- Modernisation potential
- Large living room with feature fireplace
- Ideal rental investment or pied a terre
- Second floor
- Gloucester Road Underground

South Kensington & Chelsea sales
020 7373 8883

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

Fulham
sales 020 7731 5115
lettings 020 7384 1400

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard

Rosary Gardens, SW7

Two double bedroom, two bathroom flat in South Kensington



£650,000 Share of freehold

- Lower ground floor of Victorian conversion
- High ceilings in living area
- Separate fitted kitchen
- Two bathrooms (one en-suite)
- Cellar storage
- Gloucester Road Underground

South Kensington & Chelsea sales 020 7373 8883

Roland Mansions, SW7

Two bedroom flat finished to a high standard in South Kensington



£650,000 (Offers in excess of) Leasehold

- Private entrance
- Professionally interior designed
- Wood floors
- Wet-room shower with marble tiles
- Gloucester Road Underground

South Kensington & Chelsea sales 020 7373 8883

Rosary Gardens, SW7

Two bedroom split level flat with a short lease in South Kensington



£540,000 Leasehold

- Two bathrooms (one en-suite)
- Separate kitchen
- High ceilings
- Courtyard garden
- Raised ground & lower ground floors
- Gloucester Road Underground

South Kensington & Chelsea sales 020 7373 8883

Fernshaw Road, SW10

One double bedroom flat with a private garden near Fulham Road



£530,000 Leasehold

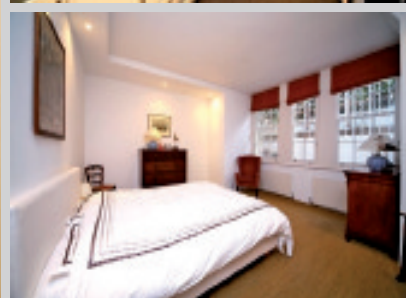
- Victorian conversion
- Private garden off the kitchen
- High ceilings
- Separate kitchen
- Raised ground floor
- Fulham Broadway Underground

South Kensington & Chelsea sales 020 7373 8883



Bolton Gardens, SW5
Three bedroom flat with direct garden access
in South Kensington

£1,050 p/w
Unfurnished



- Two bathrooms
- Separate kitchen
- Wood floor
- Private decked patio
- Direct access to communal gardens
- Gloucester Road Underground

South Kensington & Chelsea lettings
020 7244 7711

Collingham Road, SW5
Refurbished one bedroom duplex
close to Gloucester Road

£575 p/w
Furnished



- Wood floors
- Access to communal gardens
- High ceilings
- Separate kitchen
- Raised ground and first floors
- Gloucester Road Underground

South Kensington & Chelsea lettings
020 7244 7711

Lettings feature Earls Court



Nevern Place, SW5

Three bedroom flat with a private garden in Earls Court



£850 p/w Unfurnished

- Victorian conversion
- Two bathrooms
- Private entrance
- Separate kitchen
- Newly decorated
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711

Bolton Gardens, SW5

Two double bedroom flat with a paved garden just off Old Brompton Road



£650 p/w Furnished

- Red-brick Victorian conversion
- Contemporary living room
- Open plan kitchen
- Two bathrooms (one en-suite)
- Private entrance
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711

Wallgrave Road, SW5

Three bedroom house with roof terraces in Kenway Village



£650 p/w Furnished

- Two bathrooms
- Arranged over three floors
- Two roof terraces
- Open plan kitchen
- Wood floors
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711

Old Brompton Road, SW5

Two double bedroom flat close to the Little Boltons and Earls Court



£495 p/w Furnished

- Separate kitchen
- Third floor with lift
- Wood floors
- On-site caretaker
- Quietly located at rear of building
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711

Eardley Crescent, SW5

Two bedroom flat with a roof terrace on a tree lined crescent in Earls Court



£395 p/w Furnished

- Semi open plan kitchen
- Victorian conversion
- Recently re-decorated
- Fitted wardrobes
- Top floor
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711

Philbeach Gardens, SW5

Spacious studio flat in Earls Court



£275 p/w Furnished

- Victorian conversion
- Open plan kitchen
- Space for dining
- Fitted wardrobes
- Fourth floor
- Earls Court Underground

South Kensington & Chelsea lettings
020 7244 7711



Property To Let?

Over 100 properties sold or let
by Chard each month

Contact us today to discover your
property's true lettings potential

Beaufort Street, SW3

Two double bedroom flat with a private garden
in Chelsea

£675 p/w
Furnished



- Two bathrooms
- Open plan kitchen
- Victorian conversion
- Wood floors
- Private entrance
- Earls Court Underground



Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Fulham
sales 020 7731 5115
lettings 020 7384 1400

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

Chard

Imperial Crescent, SW6

Three double bedroom flat within a riverside development in Sands End, Fulham



£850 p/w Furnished

- Bedrooms with wood floors
- Living room with dining area
- Balcony off living room
- Separate kitchen
- Second floor with lift access
- Imperial Wharf Overland

Fulham lettings 020 7384 1400

Glenrosa Street, SW6

Four double bedroom family house with a private garden in Sands End, Fulham



£700 p/w Unfurnished

- Four bedrooms with good storage
- Separate kitchen
- Double reception room with wood floors
- Arranged over three floors
- South west facing garden
- Imperial Wharf Overland

Fulham lettings 020 7384 1400

Ashburn Gardens, SW7

Two double bedroom flat just off Gloucester Road in South Kensington



£575 p/w Furnished

- Separate kitchen
- Second floor, with lift access
- Fitted storage
- Contemporary furnishings
- Views over local mews
- Gloucester Road Underground

South Kensington & Chelsea lettings 020 7244 7711

Emperors Gate, SW7

Two double bedroom flat in South Kensington



£550 p/w Furnished

- Living room with dining space
- Open plan kitchen
- Second floor, lift
- Fitted wardrobes
- On-site porter
- Gloucester Road Underground

South Kensington & Chelsea lettings 020 7244 7711



RICS

Regulated
Estate Agent
and Letting Agent

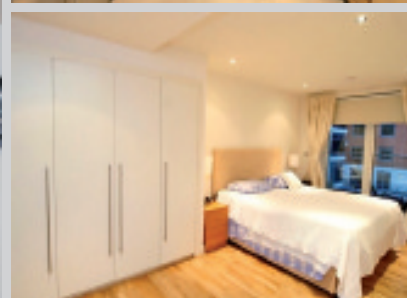
"We are very grateful to you. You managed to keep your cool throughout, were completely professional, kept your sense of humour and had the patience of a saint."

"By the way, for what it's worth, you have one of the best websites for finding a flat"

Imperial Wharf, SW6

Two double bedroom riverside apartment with views over the Thames in Fulham

£525 p/w
Unfurnished



- Bedrooms with wall to ceiling storage
- Living room with wood floors
- Two bathrooms (one en-suite)
- Fourth floor with a lift
- Private balcony off bedrooms
- Fulham Broadway Underground/ Imperial Wharf Overland

Fulham lettings
020 7384 1400

Queens Gate, SW7

Studio flat with patio garden in South Kensington

£325 p/w
Furnished



- Victorian stucco fronted conversion
- Wood floors
- Open plan kitchen
- On-site caretaker
- Pull down Bed
- Gloucester Road Underground

South Kensington & Chelsea lettings
020 7244 7711

Notting Hill & Kensington
sales 020 7243 4500
lettings 020 7792 0792

Fulham
sales 020 7731 5115
lettings 020 7384 1400

Brook Green
sales 020 7603 1415
lettings 020 7603 0603

South Kensington & Chelsea
sales 020 7373 8883
lettings 020 7244 7711

Pimlico & Belgravia
sales 020 7821 6789
lettings 020 7821 6999

Chard

Cheyne Walk, SW3

One double bedroom duplex in Chelsea



£450 p/w Furnished

- Separate kitchen
- Wood floors
- On-site porter
- Mansion building
- Arranged over ground and first floors
- Sloane Square Underground

South Kensington & Chelsea lettings 020 7244 7711

Edith Grove, SW10

Two double bedroom flat on the Chelsea borders



£375 p/w Furnished

- Raised ground floor
- Victorian conversion
- Separate kitchen
- High ceilings
- Recently re-decorated
- Earls Court Underground

South Kensington & Chelsea lettings 020 7244 7711

Westmoreland Terrace, SW1V

One double bedroom flat on the Pimlico Grid



£360 p/w Furnished

- En-suite bathroom
- First floor of conversion
- Open plan kitchen
- Fitted storage in the bedroom
- Large living room
- Pimlico Underground

Pimlico & Belgravia lettings
020 7821 6999

Finborough Road, SW10

Raised ground floor one double bedroom close to Earls Court



£330 p/w Furnished

- High ceilings
- Separate kitchen
- Wood floors
- Feature fireplace
- Victorian conversion
- Gloucester Road Underground

South Kensington & Chelsea lettings
020 7244 7711

St Olafs Road, SW6

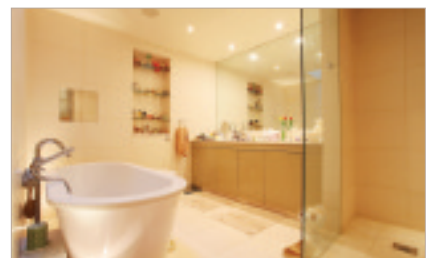
Refurbished one double bedroom flat in Munster Village



£300 p/w Part furnished

- Bedroom with period cornicing
- Living room with a feature fireplace
- Separate kitchen and dining area
- Modern bathroom
- First floor Victorian conversion
- Parsons Green Underground

Fulham lettings
020 7384 1400



Drayton Gardens, SW10

A beautiful and elegantly presented four bedroom apartment set over three floors forming part of this charming and sought after red-brick mansion block. The property is arranged over the fourth, fifth and sixth floors (with a lift in the building) and is presented in excellent condition throughout.

- Period apartment
- Double reception
- 4 Bedrooms
- 4 Bathrooms
- Lift

£ 3,999,995
 Leasehold

Hamptons Fulham Sales 020 7384 1001
 fulham@hamptons-int.com
www.hamptons.co.uk

HAMPTONS
 INTERNATIONAL



Winchendon Road, SW6

A most attractive period terraced house in this popular residential street. The property has excellent living accommodation and a private patio garden. Winchendon Road is conveniently located for Parsons Green Underground station and many excellent local shops and restaurants on Fulham Road.

- 4 bedrooms
- Double reception room
- 2 bathrooms
- Kitchen / breakfast room
- Potential to extend
- Garden

£1,300,000
 Freehold

HAMPTONS
 INTERNATIONAL

A network of offices - local, national and international.



Wynnstay Gardens, W8

A classic second floor (lift) lateral mansion apartment situated in prime red brick building in the heart of Kensington. The property boasts two fine reception rooms to the front with many interesting features, a superb kitchen dining room which is fully equipped.

- Two Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bathrooms
- Porter
- Parking (first come first served basis)

£2,650,000 Leasehold - 950 years
 1937 sq ft approx

Hamptons 020 7584 2044
 knightsbridge@hamptons-int.com
www.hamptons.co.uk

HAMPTONS
 INTERNATIONAL



Eaton Place, SW1

A highly desirable two bedroom first floor apartment with a long lease that was refurbished by Candy and Candy in 2003. The property is ideally located in the heart of Belgravia within easy reach of all the amenities of Elizabeth Street, Sloane Square and Knightsbridge.

- Reception Room/Dining Room
- Kitchen
- Bedroom with en suite shower room
- Bedroom with en suite bathroom
- Guest Cloakroom
- 2 Balconies

£2,650,000
 Leasehold

HAMPTONS
 INTERNATIONAL

A network of offices - local, national and international.



Warwick Square, SW1

An extremely attractive two bedroom maisonette occupying the top two floors of a classic Cubbitt stucco fronted period building with commanding views of Warwick Square Gardens.

- Reception Room
- Kitchen/Breakfast Room
- 2 Bedrooms
- 2 Bathrooms
- Cloak Room

£895,000
 Leasehold

Hamptons Paddington 020 7723 0023
paddington@hamptons-int.com
www.hamptons.co.uk

HAMPTONS
INTERNATIONAL



Hyde Park Gardens, W2

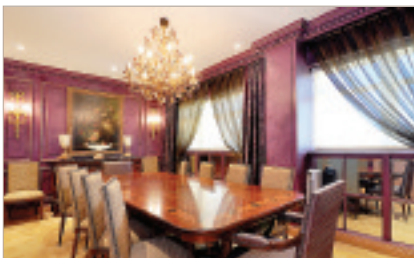
A truly stunning penthouse apartment offering lateral accommodation within this prestigious period building overlooking Hyde Park. Boasting impressive rooms throughout this property has been re-designed and refurbished to the highest of standards.

- South Facing Terrace
- 3 Bedrooms
- Bespoke Kitchen
- Dining Area
- Access to communal gardens

£5,250,000
Share of Freehold

HAMPTONS
INTERNATIONAL

A network of offices - local, national and international.



Kingston House North, SW7

This is a stunning south facing penthouse apartment, featuring nearly 3000 square feet of lateral space. The apartment comes tastefully furnished throughout with beautifully refurbished bathrooms, superb wooden floors and a state of the art kitchen. The apartment also has wonderful and unobstructed views from virtually every room.

- 4 double bedrooms
- 1 single bedroom
- 3 reception rooms
- 4 en-suite bathrooms
- 1 family bathroom
- penthouse apartment

£4,000 per week.

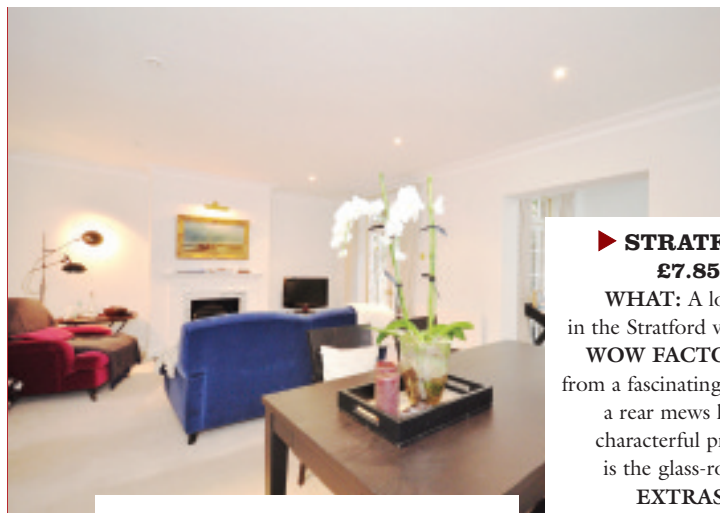
Hamptons
Premium
Lettings Service for Landlords

Hamptons International is delighted to launch its *Premium Lettings Service*, the most effective way to ensure your exclusive property reaches the right target audience. For more information, contact your local branch.

Beyond your expectations



www.hamptons.co.uk



▲ **BURTON MEWS, SW1**
£2.3m, leasehold

WHAT: A spacious four-bedroom mews house in Belgravia

WOW FACTOR: The secluded aspect in such a central location and the benefit of a garage (separately demised)

EXTRAS: Reception room, kitchen/breakfast room, four bedrooms, two en-suite bathrooms, separate bathroom, guest cloakroom and patio

DETAILS: Hamptons, 020 7591 7333



▲ **IFIELD ROAD, SW10**
£925,000, leasehold

WHAT: A professionally designed, two-bedroom, second and third floor apartment

WOW FACTOR: The contemporary style with modern technology and luxury feel throughout

EXTRAS: Reception room, two double bedrooms, en-suite shower room, family bathroom, smart modern kitchen and a south-west facing private terrace

DETAILS: Hamptons, 020 7835 1444

► **STRATFORD ROAD, W8**
£7.85m, freehold

WHAT: A low-build freehold house in the Stratford village area of Kensington

WOW FACTOR: It has been converted from a fascinating church development and a rear mews house into one single characterful property. The highlight is the glass-roofed reception space

EXTRAS: Six bedrooms, five bathrooms, three reception rooms, two kitchens and garden

DETAILS: 020 7937 9371



stop press

By Lydia Mansi



▲ **SUNDERLAND TERRACE, W2**
£1.2m, leasehold

WHAT: A south-facing two/three bedroom in a stucco-fronted period property

WOW FACTOR: The generous sized rooms and private landscaped garden

EXTRAS: One reception, kitchen, master bedroom, one/two further bedrooms and study, cloakroom and garden

DETAILS: Hamptons, 020 7034 0404

Hamptons attracts overseas investors

Hamptons International is making a return to the Hong Kong property market as part of a series of events to target overseas investors interested in UK



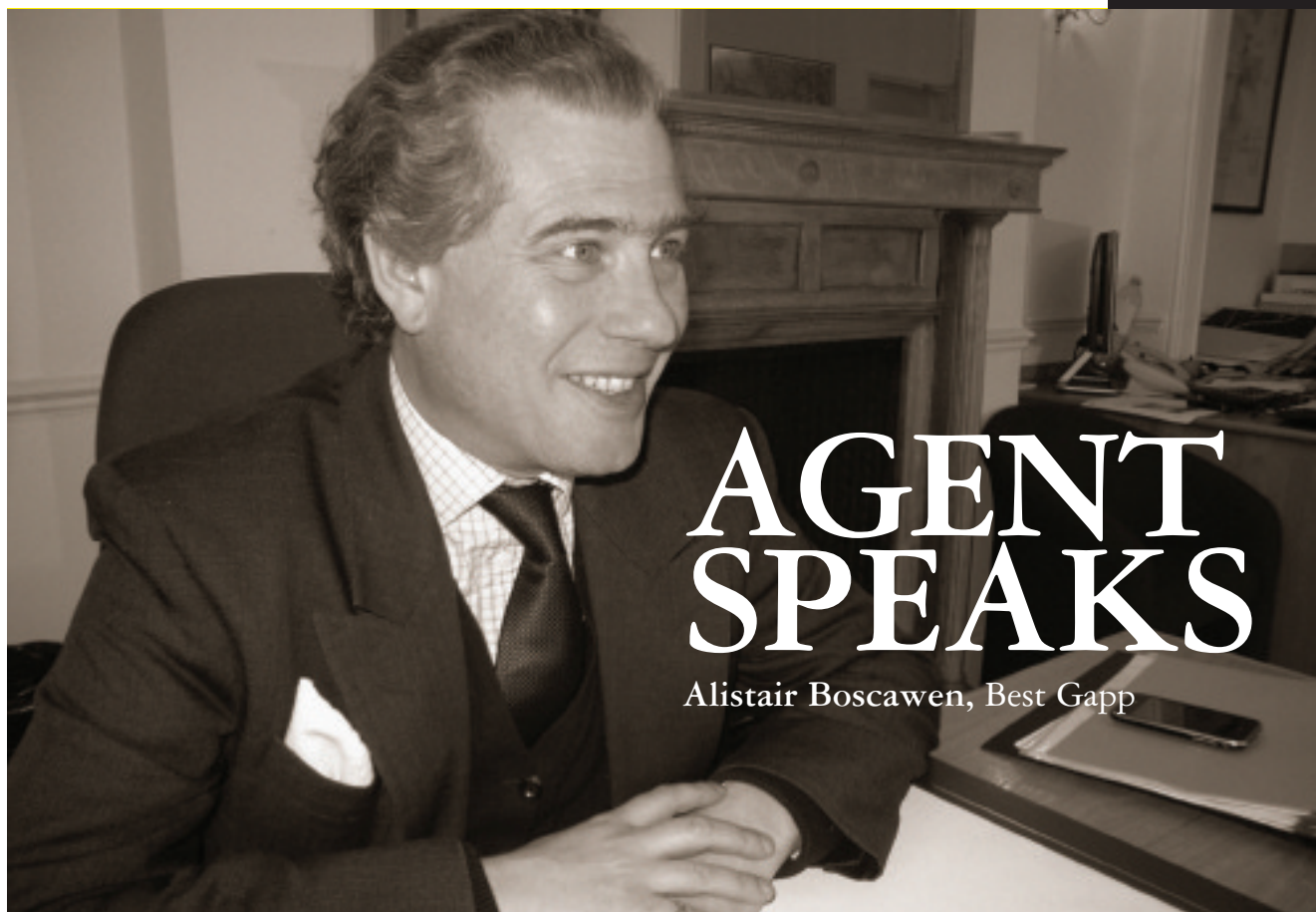
residential property with The Collection.

The Collection is a series of exhibitions to profile superior London, and country, based UK properties and developments for active buyers and investors in Hong Kong, Dubai and here in the UK.

Andrew Phillips, regional sales director at Hamptons International explains:

“Current research indicates overseas buyers are increasingly looking for investments in UK properties thanks to favourable exchange rates in destinations such as Hong Kong. Hamptons is seeing strong demand from both professional and non-professional investors in Hong Kong and through initiatives like The Collection, we are able to capitalise on international demand to the benefit of our clients.”

The Collection exhibition will take place at Hamptons International's exclusive office at Dubai Marina between the 26-28 May, followed by a second exhibition on the 29-30 May at the Hong Kong Mandarin Oriental hotel. A third exhibition will take place in London at the Hamptons International head office at Grosvenor Square on the 2 June. **For further information visit hamptons.co.uk**



AGENT SPEAKS

Alistair Boscawen, Best Gapp

When I was asked to contribute some words for *The Resident* I wasn't sure what to write. After several moments

thought I decided to take the time-honoured advice issued to all writers: to write what you know. And I know Belgravia. I am fortunate to be based in one of the most fascinating addresses in the world.

One such location was recently described not only as central London's but the nation's premier address: Chester Square. It ranks as one of the prettiest locations. A recent report showed that – even during the longest recession on record – the prices achieved were in excess of £6m. Its rich architecture and stunning Thomas Cundy- (not Thomas Cubitt) designed properties were built between 1828 and 1840 and it has always attracted a long distinguished list of residents that reads like a copy of *Who's Who*.

Possibly the square's most famous resident is the former prime minister, Baroness Thatcher of Kesteven. She moved to the square with the late Sir Denis after she vacated Downing Street in the early 1990s. The continued armed police presence also provides an excellent deterrent to any would-be criminals and her convoy is still a regular sight as it sweeps majestically off on an

engagement. A few years ago there used to be a farm shop on Elizabeth Street where she would call regularly to buy Sir Denis some lamb chops for his Friday night supper.

Residents have included amongst others Lord Lloyd-Webber, Roman Abramovich, various CEOs of some of the world's top companies, Yehudi Menuhin, Tony Curtis and during WWII it was the home of Queen Wilhemina of the Netherlands. Mary Shelley of Frankenstein fame lived at Number 24 for a number of years before her death in 1851.

In the surrounding enclaves there are a collection of village-like streets – Elizabeth, Motcomb and the Pimlico Road – all offering a rich collection of prestigious shops, bars and restaurants. Hidden behind the main roads and squares lie one of Belgravia's gems – the mews public houses. These fine establishments would originally have provided sustenance to those tasked with looking after

the livery of the area's well-heeled residents. Times have changed and the horses have been replaced with luxury motors; however, these institutions continue to provide an excellent selection of refreshments in normally comfortable surroundings.

The area also has a darker side. Back in the early 1970s an incident occurred that would launch one of the longest murder hunts in history. In November 1974 Lord Lucan beat his nanny to death – mistaking her for his wife – at the family home on Lower Belgrave Street. Shortly after the murder Lady Lucan burst into the Plumbers Arms to raise the alarm; it remains largely unchanged to this day. Lord Lucan disappeared and has not officially been seen since, despite various reported sightings around the globe.

Finally, behind the traditional magnolia-painted stucco-fronted terraces lie some of the most advanced, cutting-edge and simply amazing properties. Belgravia is an ever-evolving enclave that successfully manages to incorporate its rich history and surroundings with the latest advancements in design and technology. ■

The surrounding enclaves are a collection of village-like streets

81 Elizabeth Street
Eaton Square, SW1W 9PG
020 7730 9253



Over 100 years experience in Belgravia

ESTATE AGENTS, SURVEYORS AND PROPERTY CONSULTANTS

81 Elizabeth Street, Eaton Square, London SW1W 9PG

Tel: 020 7730 9253 Fax: 020 7730 8212

Email: reception@bestgapp.co.uk

www.bestgapp.co.uk



BOSCOBEL PLACE SW1

An extremely wide and desirable town house with four parking spaces situated in a private cobbled mews just off Elizabeth Street and close to the amenities of Sloane Square.

- * Drawing Room
- * Dining Room
- * Kitchen
- * Master Bedroom with en suite Bathroom
- * 3 Further Bedrooms
- * 2 Bathrooms
- * 2 Garages
- * 2 Parking Spaces.

Freehold

£3,950,000



CHESTER ROW SW1

A period stucco fronted mid terrace town house with excellent family accommodation and a south facing garden situated in this sought after Belgravia Street.

- * Reception Room with Dining Room
- * Kitchen/ Breakfast Room
- * Master Bedroom with en suite Bathroom
- * Two further Bedroom suites
- * Bedroom 4/Family Room
- * Wc
- * Shower Room
- * Garden

Freehold

£4,450,000



Over 100 years experience in Belgravia

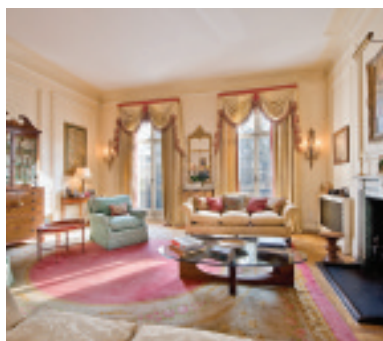
ESTATE AGENTS, SURVEYORS AND PROPERTY CONSULTANTS

81 Elizabeth Street, Eaton Square, London SW1W 9PG

Tel: 020 7730 9253 Fax: 020 7730 8212

Email: reception@bestgapp.co.uk

www.bestgapp.co.uk



CHESTER SQUARE SW1

A substantial Grade II listed Freehold Stucco fronted family house of 527.8 sq m (5682 sq ft) situated in the favoured western section of one of Belgravia's most exclusive garden squares.

Price on Application

Freehold

- * 4 Reception Rooms
- * Kitchen
- * Master Bedroom with en suite Bathroom
- * 4 Further Bedrooms
- * 2 Bathrooms Roof: Terrace
- * Storage Vaults
- * Staff Flat

THE ANNUAL SW1 SALES DIRECTORY

SAVILLS

Head of sales: Noel De Keyzer

Head of lettings: Alexis Stackhouse

Company profile: Our combination of sector knowledge and entrepreneurial flair gives clients access to real estate expertise across 200 offices worldwide.

Typical property: Flats and houses from £500,000 to £50m, or £500pw to £20,000pw

Tips to seller: Seek advice from three agents who have a track record of handling the sale or letting of your type of property and request comparables as to how they arrived at the price.

Tips to buyer: Familiarise yourself with the geographical area of your search and get to know the key agents who handle those properties. Keep in touch with them and be prepared to act fast.

Market comment: The first quarter of 2010 saw growth of 3% in prime property which means values are 17% higher than 12 months ago and just -10% from their peak of September 2007. Supply side remains very constrained resulting in an increase in competitive bidding situations.

139 Sloane Street, SW1X 9AY

020 7730 0822

ndekeyzer@savills.com

www.savills.co.uk

JOHN D WOOD & CO

Head of sales: Peter F Young

Head of lettings: Rachel Askew

Company profile: Our three large and successful sales offices in the Royal Borough together with our office based in Primrose Hill and this one beside Chester Square provide a thorough service that covers all the prime residential districts of central London.

Typical property: We are active across the spectrum and delight in acting for committed sellers regardless of the price bracket.

Tips to seller: Do not be afraid to quote a realistic guide price to permit competitive interest to develop.

Tips to buyer: The more information you give an agent the more you will get in return. The more specific and demanding you are the better. We like people who know what they want.

Market Comment: Although there is an entrenched shortage of sellers the market is surprisingly price sensitive at all levels with some distinguished properties languishing on the market.

pfyoun@johnwood.co.uk

0207 824 7900

HENRY & JAMES

Head of sales: James Bailey

Head of lettings: Nicole Wilson

Company profile: The original boutique agency that provides a friendly and personal service for clients looking for the finest properties in London. Established in 1950 in the heart of Belgravia Henry and James is a progressive agency that understands traditional values.

Typical property: Long and short lease flats to freehold houses in and around Belgravia.

Tips to seller: When preparing to put your property on the market for sales, always get more than one opinion on its market value.

Tips to buyer: Always research before putting in an offer as you don't want to prejudice future negotiations by starting with too low a figure.

Market comment: Spring has brought more confidence to the market place and in turn a certain amount of stability.

1 Motcomb Street, SW1X 8 JX

020 7235 8861

james@henryandjames.co.uk

www.henryandjames.co.uk

HAMPTONS

Head of sales: James Wardle

Head of lettings: Glen Ford

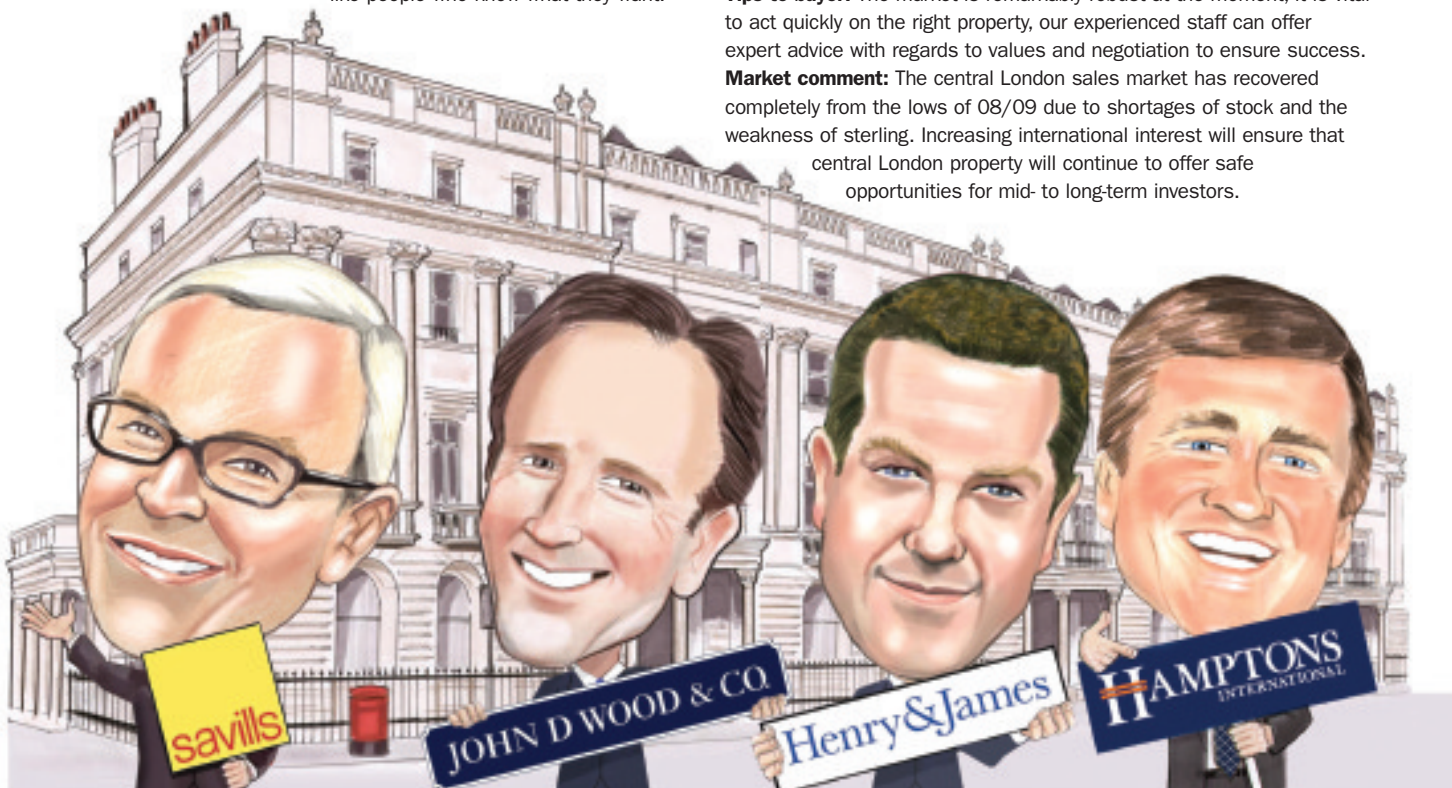
Company profile: One of the UK's leading estate agents with 85 offices worldwide, we specialise in residential sales, lettings and UK and international developments.

Typical property: Dedicated flat and house sales departments enable us to offer a bespoke selling service for a wide spectrum of properties.

Tips to seller: In 2009, 92% of our buyers were foreign nationals, it is vital to choose an agent who offers local and international reach.

Tips to buyer: The market is remarkably robust at the moment, it is vital to act quickly on the right property, our experienced staff can offer expert advice with regards to values and negotiation to ensure success.

Market comment: The central London sales market has recovered completely from the lows of 08/09 due to shortages of stock and the weakness of sterling. Increasing international interest will ensure that central London property will continue to offer safe opportunities for mid- to long-term investors.



7 Lower Sloane Street, SW1W 8AH
Sales 0207 591 7333 Lettings 020 7824 8242
wardlej@hamptons-int.com
www.hamptons.co.uk

SAVILLS

Head of sales: Barbara Allen

Head of lettings: Mark Tunstall

Company profile: Leading global real estate service provider that leads rather than follows and now has 180 offices and associates worldwide.

Typical property: Houses and flats of all shapes and sizes

Tips to seller: Be prepared. Have your paperwork ready, look your best and don't always be tempted by the highest valuation.

Tips to buyer: Do your homework. Have your finance ready.

Market comment: Despite difficult economic conditions and the upcoming election we have been very busy over recent weeks. The weak pound is continuing to attract buyers from abroad and the lack of good quality stock is putting upward pressure on prices.

188 Brompton Road, SW3

020 7581 5234

www.savills.co.uk

baallen@savills.com

DOUGLAS & GORDON

Head of sales: Alexander Leschallas

Head of lettings: Sarah Blackburn

Company profile: Professional, high profile and proactive company excelling in residential sales and lettings with commitment to client service and exceptional results.

Typical property: Flats and houses in Pimlico and Westminster.

Tips to seller: Good presentation is essential and creates a good first impression so remove as much clutter as possible. Do not unduly restrict your agent in arranging viewings as it can restrict the number of people viewing your property.

Tips to buyer: Give your agent as much information as possible.

Discuss the positive and negative aspects of each property you see.

Market comment: April has been very busy with plenty of active buyers registering and a high number of deals done.

106 Wilton Road, SW1V 1DZ

020 7931 8200

aleschallas@dng.co.uk

www.douglasandgordon.com

FRIEND & FALCKE

Head of sales: David Goldstone

Head of lettings: Emma Tilby

Company profile: Independent firm of estate agents, property consultants, chartered surveyors and valuers.

Typical property: Flats and houses in prime central London

Tips to seller: Do not choose your selling agent on the basis of the highest valuation. Select the agent whom you feel will work hardest on your behalf and can substantiate their valuation with comparable evidence of values in your locality.

Tips to buyer: Before viewing, make sure that your funding of the purchase and your solicitors are organised.

Market comment: Our experienced sales teams continue to achieve good prices in a market where the volume of transactions is starting to increase. Overseas buyers are particularly motivated when their exchange rate places them in a favourable situation.

293 Brompton Road, SW3 2DZ.

020 7581 3022

sales@friendandfalcke.co.uk, rentals@friendandfalcke.co.uk

www.friendandfalcke.co.uk

BODENS

Head of sales: Nick Boden

Head of lettings: Lizzie Young

Company profile: Nick Boden entered the Knightsbridge, Belgravia & estate agency market in 1981 specialising in the sale of both luxury flats and houses within prime central London.

Typical property: Apartments and family houses

Tips to seller: Condition, correct pricing and an organised marketing campaign, overseen by experts in their field will produce results.

Tips to buyer: Be bold, be decisive and be prepared to compromise but do not dither, the market is short of good quality instructions.

Market comment: Poor supply and great demand is fueling the market at all price levels; cash buyers are controlling the market with exceptional levels of buyers contacting us from Russia and the Far East and the Europeans are taking advantage of the strong Euro.

102 Draycott Avenue, SW3 3AD

020 7589 2000

n.boden@bodensresidential.com

www.bodensresidential.com



KNIGHT FRANK

Head of sales: Stuart Bailey

Head of lettings: Tom Smith

Company profile: The world's largest privately owned global property agency with 207 offices in 43 countries. The Belgravia office, in Chester Square, combines specialist know-how with an international reach.

Typical property: We cover a broad spectrum and sell as many flats as we do houses in Belgravia.

Tips to seller: Please be prepared. Choose your solicitor carefully and instruct the agent you can best communicate with and trust.

Tips to buyer: Be brave and follow your instinct. There is no substitute to being able to move decisively.

Market comment: The majority of our current buyers in Belgravia are international, encouraged by relatively weak sterling.

82/83 Chester Square, SW1W

020 7881 7722

belgravia@knightfrank.com

www.knightfrank.co.uk

MARSH & PARSONS

Head of sales: Jake Civarci

Head of lettings: Jenny Anderson

Company profile: We have with 14 offices covering central, west and south London offering a compelling blend of traditional service, innovative marketing and a modern attitude.

Typical property: All property in Pimlico and Westminster, ranging from substantial period houses to modern studios.

Tips to seller: First impressions are everything. Listen to your agent's advice on a sale price and be realistic – always ask for comparables.

Tips to buyer: Be prepared. There is a lack of property on the market and a lot of competition, so it is crucial to ensure that you have all your finances in place and a solicitor instructed.

Market comment: People perceive Pimlico and Westminster to be good value, and buyers that have been priced out of the Kensington and Chelsea market, are now actively looking in this area.

53 Warwick Way SW1V 1QS

020 7828 8100

sales.pim@marshandparsons.co.uk

www.marshandparsons.co.uk

BEST GAPP

Head of sales: Alistair Boscawen

Head of lettings: Tim Murray

Company profile: An estate agency that has specialised in the Belgravia sales and lettings markets for over 100 years

Typical property: Flats from £720,000, houses from £2million

Tips to seller: Instruct a knowledgeable local agent and listen to their advice particularly on price and presentation.

Tips to buyer: Make sure your finances are arranged and move quickly.

Market comment: The beginning of this year has seen the continued rise in demand for good quality flats and houses in prime positions.

81 Elizabeth Street, SW1W

020 7730 9253

reception@bestgapp.co.uk

www.bestgapp.co.uk

CLUTTONS

Head of sales: Toby Whittome

Head of lettings: Caroline Kenny

Company profile: Cluttons provides an unrivalled level of personal service which ensures that we are able to provide our clients with the best possible service.

Typical property: The smallest flats to the largest houses.

Tips to seller: Find an agent who you like and can trust because if you do, your potential purchasers probably will too.

Tips to buyer: Persevere, the right property will be along soon. When it does be ready to jump.

Market comment: Early 2010 has been harder than late 2009, prime property is selling extremely well but buyers are once again a little more cautious. A good agent can use their experience to your advantage.

84 Bourne Street, SW1W 8HQ

020 7730 0303/ 07973 703 630

toby.whittome@cluttons.com

www.cluttons.com

STRUTT & PARKER

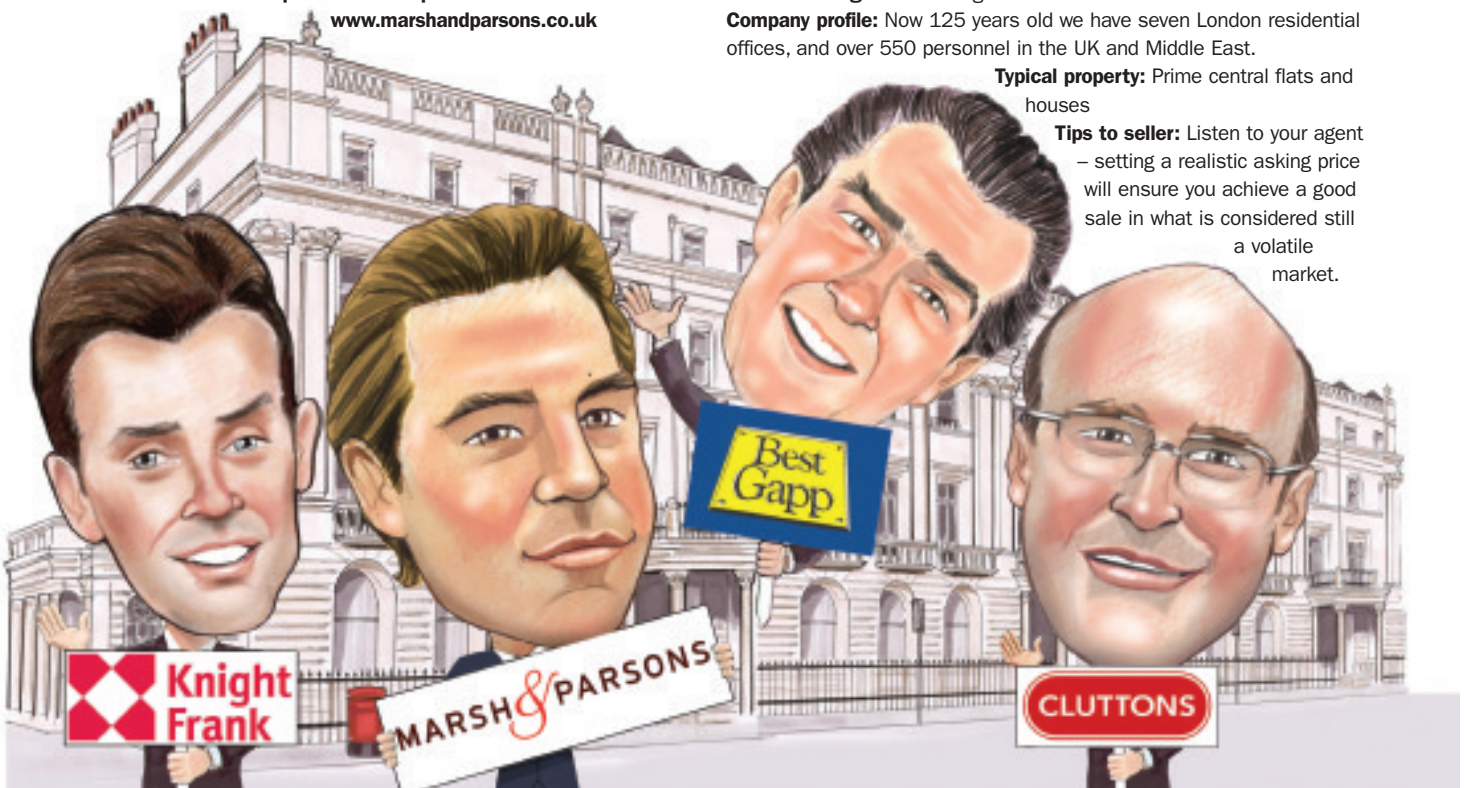
Head of sales: Charlie Willis

Head of lettings: Nina Younger

Company profile: Now 125 years old we have seven London residential offices, and over 550 personnel in the UK and Middle East.

Typical property: Prime central flats and houses

Tips to seller: Listen to your agent – setting a realistic asking price will ensure you achieve a good sale in what is considered still a volatile market.



Tips to buyer: Cash is attractive to a seller but not all sellers are under any pressure to sell below what they believe to be the right price – particularly in prime areas of London.

Market comment: No one knows what the next 6-12 months will bring. Property is still considered a secure asset and while UK population growth still booms and London continues to be a financial hot spot, trade in prime property will be attractive.

66 Sloane Street, SW1X 9SH
020 7591 2210 / 07740 511 496
charlie.willis@struttandparker.com
www.struttandparker.com

HARRODS ESTATES

Head of sales: Shaun Drummond

Head of lettings: Karen Boland

Company profile: Originally established in 1897, Harrods Estates operates as the luxury real estate arm of the Harrods Group.

Typical property: Large apartments in the exclusive portered blocks of Belgravia, Mayfair and Knightsbridge.

Tips to seller: Presentation is paramount. You only have one chance to make a first impression.

Tips to buyer: Purchasers must have their financing arranged, be focused on where they wish to buy and be prepared to compromise.

Market comment: The importance of the international buyer cannot be underestimated – especially so in the last 12 months. We have been very fortunate that our unique brand continues to act as a magnet for these cash-rich purchasers.

82 Brompton Road, SW3 1ER
020 7225 6506
Enquiries@HarrodsEstates.com
www.harrodsestates.com

W.A.ELLIS

Head of sales: Andrew McGillivray, Richard Barber, Daniel Wiggin

Head of lettings: Lucy Morton

Company profile: An independent firm who have operated in central London since 1868. The partners take direct responsibility for all aspects of the business and are personally involved at all levels.

Typical property: Houses and apartments for sale or to let throughout prime central London and across all prices ranges.

Tips to seller: Look for experienced, knowledgeable agents who will justify their valuation and genuinely add value at all stages of the sale.

Tips to buyer: Be organised with financial arrangements, research the market and be decisive.

Market comment: Whilst there has been a little uncertainty creeping into the very top of the market, activity within the mainstream has been brisk, and with a continuing shortage of stock, low interest rates and weak sterling, will remain so.

174 Brompton Road, SW3 1HP
020 7306 1600
rbarber@waellis.co.uk
www.waellis.co.uk

KING STURGE

Head of sales: Oliver Marshall

Head of lettings: Kate Ryder

Company profile: King Sturge is a large, international agency practice with over 100 offices world wide currently celebrating 250 years.

Typical property: Prime central London properties, both individual flats and houses, but also investment blocks and new developments.

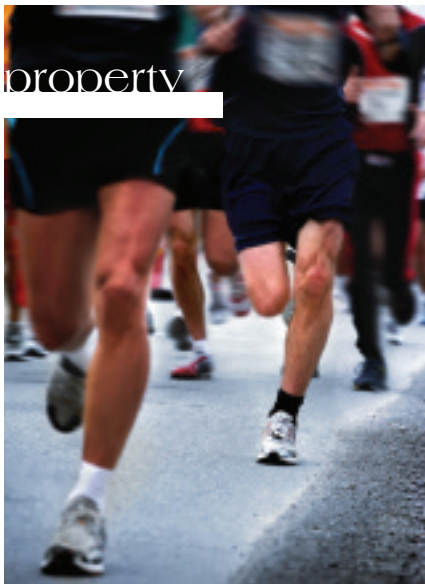
Tips to seller: It is important to be competitive. Low interest rates coupled with a weak sterling and a rejuvenation of international interest have created a stronger market but over-priced property won't sell.

Tips to buyer: If you find the right property, make a sensible offer but do expect competition for the best.

Market comment: The last 12 months has seen a rapid reversal of the markets' fortunes in comparison to the year before. For the right properties, competitive bidding is back and stock levels remain low. The underlying long term support for prime central London residential property is strong and demand, especially from our offices in the Far East, shows little sign of abating. Domestic buyers are more circumspect and are waiting to see what measures are introduced by a new government.

19 Motcomb Street, SW1X 8LB
020 7201 6699
Ollie.marshall@kingsturge.com
Kate.ryder@kingsturge.com
www.kingsturge.com





On the run

Estate agent Marsh & Parsons is proud to announce that three members of their staff will be taking part in this year's London Marathon on Sunday 25 April.

James Leverton, head of property & tenancy management, and Alistair Bankier, lettings negotiator at the company's North Kensington office, will be running to raise money for The Rugby Portobello Trust. Marsh & Parsons has been supporting this extremely worthwhile charity through community events since 2005. The charity provides a range of activities and learning programmes to help young people achieve their personal best.

Leverton, who has always been a keen runner, says: "Even though the training regime and early mornings are pretty gruelling, I really wanted to use my hobby to support this great charity we work so closely with."

Emilie Thyse, the central London lettings director at Marsh & Parsons, will be running for Mind, the charity which aims to help people take control of their mental health. Thyse says: "This charity is particularly dear to my heart. I have raised over £2,000 for the charity so far and hope to keep fundraising right up to the starting line for a very worthy cause."

To support the Marsh & Parsons runners and donate to their charities visit marshandparsons.co.uk and contact their branches directly.



▲ MONTREUX, SWITZERLAND Prices vary, as an example a five bedroom, first-floor apartment is CHF3.45m

WHAT: 63 apartments within four residential buildings, some of which was built in 1873.

WOW FACTOR: The position, high above Lake Geneva – and a stone's throw from Gstaad and Verbier.

EXTRAS: Access to the private spa and wellness centre (including indoor pool, sundeck, Turkish steam bath, sauna, Jacuzzi and fitness room), the National Lounge (a mezzanine in the main building available for private parties for up to 150 guests), a business centre and maintenance and concierge staff.

DETAILS: Home Select, +41 (0)21 21 641 5621



SOLD!

Lurot Brand have just sold this 3,600sqft mews house on Grosvenor Crescent Mews at the asking price of £6.5m – found at the end of a private gated mews in Knightsbridge, the new owners will be settling in and enjoying the courtyard garden, garage, swimming pool and leisure spa – lucky for some. Lurot Brand, 020 7479 1999

stop press

By Lydia Mansi

◀ DYMOCK STREET, SW6 From £470,000, share of freehold

WHAT: A trio of two bedroom/two bathroom flats all within an attractive period building.

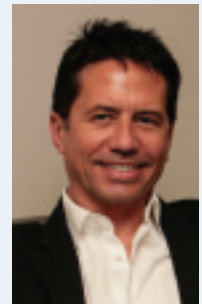
WOW FACTOR: The high-spec finishes – from walnut floors and doors to the high-tech security system and audio equipment in the reception rooms.

EXTRAS: The three flats vary in size but all have two bedrooms and two bathrooms. Flat 3 is a duplex and has two reception rooms, while Flat 1 has its own entrance and private patio.

DETAILS: Tomlinson Property, 020 7384 9925

MARKET COMMENT

Robert Whitton, probably the savviest commercial investor in the UK, is now embarking on his first residential development. Well known for entering and exiting property markets at the right time, he has gained a celebrity following, with Alex Ferguson and Simon Cowell both investing in some of Whitton's previous projects.



Of the current London property market he says, "With many developers putting their projects on hold in 2009, it is no surprise that there weren't any developments or major refurbishments started in the final quarter of 2009. However, plans have now kick-started for 2010, following a year of muted activity, developers are now set to respond to the shortage of Grade-A office space, in central London, forecast for 2011."

www.faronsutaria.co.uk

South Kensington & Chelsea, Earls Court,
Fulham, Notting Hill Gate, Chiswick
Shepherds Bush, Brook Green

SALES & LETTINGS

FARON SUTARIA



CHEPSTOW HALL, EARL'S COURT SQUARE, SW5

- 946 sq ft (approx)
- Kitchen/dining room
- Spacious reception room
- Bathroom
- Two double bedrooms
- Communal gardens

Leasehold. £750,000. Earls Court Office: 020 7835 1577



NEVERN ROAD, LONDON, SW5

- 921 sq ft (approx)
- Kitchen
- Spacious reception room
- Bathroom
- Two double bedrooms
- Landscaped rear garden

Leasehold. £650,000. Earls Court Office: 020 7835 1577



NEVERN SQUARE, LONDON, SW5

- 1713 sq ft (approx)
- Kitchen/breakfast room
- Large reception room
- Two bath/shower rooms
- Three double bedrooms
- 20ft Roof terrace

Leasehold. £1,500,000. Earls Court Office: 020 7835 1577



WETHERBY MANSIONS, EARLS COURT SQUARE, SW5

- 840 sq ft (approx)
- Kitchen
- Double aspect reception
- Shower room
- Two double bedrooms
- Communal gardens

Share of Freehold. £700,000. Earls Court Office: 020 7835 1577

OUR SERVICE WILL MOVE YOU

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Fulham, Notting Hill Gate, Chiswick
Shepherds Bush, Brook Green

SALES & LETTINGS

FARON SUTARIA



NITON STREET, LONDON, SW6

- Gorgeous five bedroom house on a desirable tree-lined street
- Renovated to an exceptionally high standard
- Extremely elegant reception room with a marble fireplace

- Luxurious bathrooms with underfloor heating, bespoke showers
- Sensational, fully-extended Italian designer kitchen
- Beautiful 40ft X 35 ft garden, partly paved, partly laid to lawn

Freehold. £1,450,000 Fulham Sales 020 7610 2080

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Shepherds Bush, Brook Green

SALES & LETTINGS

FARON SUTARIA



LEXHAM HOUSE, THISTLE GROVE, LONDON, SW10

A wonderful two bedroom, first floor, lateral apartment located on a quiet pedestrian way.

- Two bedrooms
- Reception room
- Ample storage
- Wooden flooring
- Separate kitchen
- Share of freehold

Share of Freehold. £965,000. South Kensington Office 020 7590 0300



CORNWALL GARDENS, LONDON, SW7

A superb apartment located on this popular garden square, featuring numerous, modern high tech fixtures and fittings.

- Two double bedrooms
- Ensuite bathroom
- Additional bathroom
- Large open plan kitchen
- Walk in wardrobe
- Patio

Leasehold. £1,400,000. South Kensington Office 020 7590 0300



CORNWALL GARDENS, LONDON, SW7

A beautifully present two bedroom apartment located moments from the excitement of Gloucester Road.

- Two bedrooms
- Two bathrooms
- Large reception room
- Study
- Patio
- Leasehold

Leasehold. £1,100,000. South Kensington Office 020 7590 0300



GRENVILLE PLACE, LONDON, SW7

A super one bedroom raised ground floor flat, presented in an immaculate condition.

- One double bedroom
- Open plan kitchen
- One reception room
- One bathroom
- High ceilings
- Share of freehold

Share of Freehold. £595,950. South Kensington Office 020 7590 0300

OUR SERVICE WILL MOVE YOU



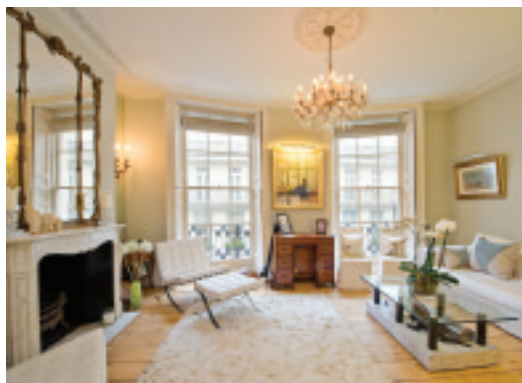
▲ **ADRIANS MEWS, SW10**
£1.25m, freehold

WHAT: A two-bedroom west-facing mews house

WOW FACTOR: The attractive wisteria-clad frontage and the private garaging

EXTRAS: Open-plan reception-to-kitchen area, master-bedroom with en-suite, second bedroom, shower room and garage

DETAILS: Bodens, 020 7589 2000



▲ **NORTH TERRACE, SW3**
£3.95m, freehold

WHAT: A Grade-II-listed three-bedroom house arranged over four floors

WOW FACTOR: The south-facing garden landscaped by Chelsea Flower Show gold medal exhibitor, Christopher Bradley-Hole

EXTRAS: First-floor drawing room, dining room, kitchen, master-bedroom with dressing room and bathroom, two double bedrooms, shower room, guest cloakroom/laundry room, garden, attic and vaults

DETAILS: Kaye & Carey
020 7590 0066

JSA WA Ellis, 020 7306 1620



◀ **MONTPELIER WALK, SW7**
£1,100pw, unfurnished

WHAT: A charming, highly sought-after two-bedroom Knightsbridge village house

WOW FACTOR: The front and rear gardens

EXTRAS: Drawing room, dining room, kitchen, cloakroom, two bedrooms with en-suite bathrooms and front and rear gardens

DETAILS: Patterson Bowe,
020 7581 3253

MARKET COMMENT

Charles McDowell,
director of
McDowell
Properties



“Prices have been rising in Kensington, Chelsea, Knightsbridge and Belgravia since last summer when the international banks reactivated their presence in London,” says McDowell. “This is generating increased interest in and competition for properties over £3m in particular. The shortage of prime housing stock on the market, combined with a favourable sterling rate, has driven values for the best properties higher than in 2007.

“Increasing pressure on the financial sector in the United States could amplify pressure on prime housing stock in London if there is further migration to the City from New York.

“As an asset that holds its value in periods of rising prices, property is a key component of wealth portfolios for investors who expect inflation to increase. An added incentive for clients purchasing rental properties is the growing supply shortage. With most ‘reluctant landlords’ having sold, there is far less rental stock available than at this point last year, which will inevitably lead to rent increases.

“Unless there is a drastic shift in currency values, foreign buyers will continue buying prime London property, competing with buyers in the cautiously recovering financial sector.

“It’s an ideal time for prime property owners to consider selling, in advance of changes to the capital gains tax regime.”
Charles McDowell, 020 7581 8357

stop press

By Lydia Mansi

Ivor's Angels

Always keen to break the estate agent mould of ‘smelly public school boys’, Ivor Dickinson, managing director at Douglas & Gordon, is proud to present some of his central and west London teams. From left to right: Amanda Bastin, manager of Notting Hill and Kensington lettings; Kate Hughes and Serena Plunkett in lettings; Amy Rogers and Alexandra Barker in sales and Maddie Lewington the manager of sales. Pop in and meet the teams for yourself.

douglasandgordon.com



CHARLES McDOWELL

PROPERTY CONSULTANTS

52 Draycott Place, London SW3 3BP

T: 020 7581 8357 F: 020 7590 0884

M: 07770 915 232

E: charles@mcdownellproperties.co.uk

BURNSALL STREET SW3

A unique, triple fronted low built house circa 6,468 square foot. Benefiting from extremely spacious accommodation with excellent entertaining rooms and five large bedroom suites. Integral stacking garage for two cars, off street parking for one car and a courtyard garden.

P.O.A Freehold

JSA - Aylesford International (020 7351 2383)



Henry & James

Sales, Lettings and Property Management



Wilton Place, SW1X

£7,950,000 | Freehold

A striking property with six bedrooms and a large private garden, ideally positioned in the centre of Wilton Place. This house, with the most beautiful garden on the ground floor and a terrace on the first, is arranged over five floors and was extensively refurbished to create an ideal family home by the current owners.

Entrance hall, Master bedroom with en-suite, Five further bedrooms, Three shower rooms, Kitchen, Study, Roof terrace, Large garden.

Belgravia Office 020 7235 8861



Pont Street, SW1X

£1,750,000 | Leasehold 80 years

An impressive one double bedroomed period conversion laid out over the raised ground floor of this imposing red brick building which occupies a prime location in Knightsbridge. There are an abundance of features including, good ceiling heights in reception room, fireplace and wooden floors.

Entrance hall, Large reception room, Kitchen/ breakfast room, Large double bedroom, Bathroom, Good storage, Ornamental balcony.

Belgravia Office 020 7235 8861

Sales, Lettings and Property Management

1 Motcomb Street
London SW1X 8JX

T +44 (0)20 7235 8861
F +44 (0)20 7235 7819

belgraviaoffice@henryandjames.co.uk
www.henryandjames.co.uk



Henry & James

Sales, Lettings and Property Management



Earls Court Square, SW5

£1,350,000 | Share of Freehold

This two bedroom, raised ground floor apartment benefits from wonderful proportions and volume throughout. The grand reception room, with a working gas fireplace and walnut floors, leads to a private garden with built in irrigation system, lighting and a feature fountain. Earls Court Square is an award-winning communal garden and is in close proximity to the Earls Court underground station.

Entrance hall, Reception room, Kitchen, Two bedrooms, Two bathrooms, Mezzanine, Garden.

Chelsea Office 020 7581 5011



Cheyne Place, SW3

£599,000 | Leasehold 123 years

A stunning interior designed garden flat, quietly situated at the back of this modern building on Royal Hospital Road. Main features include a wonderful landscaped private garden with water feature, beautifully refurbished accommodation and excellent storage. Sloane Square underground station is within a short walk.

Reception room, One bedroom, Kitchen, Bathroom, Garden.

Chelsea Office 020 7581 5011

Sales, Lettings and Property Management

2 Cale Street
London SW3 3QU

T +44 (0)20 7581 5011
F +44 (0)20 7225 0355

chelseaoffice@henryandjames.co.uk
www.henryandjames.co.uk



Henry & James

Sales, Lettings and Property Management



Ebury Mews, SW1

£800 p.w | Furnished

A fantastic recently refurbished mews house with outside parking for one car. It has been stylishly furnished to a high standard with excellent storage and south facing rooms. It is located close to Victoria with great local transport links.

Reception room, Kitchen, Master bedroom with e-suite, Double bedroom, Shower room, Parking space.

Belgravia Office 020 7235 8861



Lennox Gardens, SW1

£1,650 p.w | Furnished

An extremely bright two bedroom apartment with large windows, high ceilings and an intelligent use of modern materials including solid walnut flooring. The property is presented in immaculate order.

Double reception room, Kitchen, Master bedroom with en-suite, Second bedroom, Shower room, Private terrace, Access to communal gardens, First floor.

Belgravia Office 020 7235 8861

Sales, Lettings and Property Management

1 Motcomb Street
London SW1X 8JX

T +44 (0)20 7235 8861
F +44 (0)20 7235 7819

belgraviaoffice@henryandjames.co.uk
www.henryandjames.co.uk



Henry&James

Sales, Lettings and Property Management



Cornwall Gardens, SW7

£1,650 p.w | Furnished

A beautifully presented apartment in an elegant period building which is located in this quiet garden square. The property benefits from a large reception with wood floors, overlooking the gardens.

Large reception room, Two double bedrooms, Two bathrooms.

Chelsea Office 020 7581 5011



Oakley Street, SW3

£1,200 p.w | Furnished

A fabulous second floor apartment with direct lift access, wood floors and a large eat-in kitchen. The property is available now for short lets until June and for long let from August 1st.

Reception, Two double bedrooms, Two bathrooms, Large eat-in kitchen.

Chelsea Office 020 7581 5011

Sales, Lettings and Property Management

2 Cale Street
London SW3 3QU

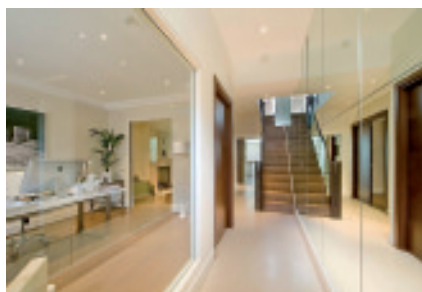
T +44 (0)20 7581 5011
F +44 (0)20 7225 0355

chelseaoffice@henryandjames.co.uk
www.henryandjames.co.uk



BELGRAVIA

CLUTTONS



Lower Belgrave Street SW1W

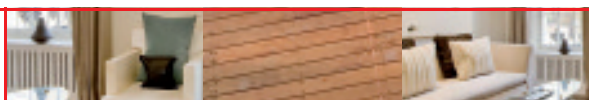
This elegant part stucco fronted Belgravia townhouse has been meticulously refurbished by van Bilderbeek to create a truly exceptional family residence. Of particular note are the beautifully designed interiors, state of the art technology and superbly proportioned entertaining rooms. Lower Belgrave Street runs south from Eaton Square and is a stones throw from Slone Square, Knightsbridge and Victoria

drawing room | media/family room | snug | 4 bedrooms (2 en suite bathrooms/2 en suite shower rooms) | 1 further shower room | dining room with open-plan kitchen | study | utility room | 2 cloakrooms | gym | air conditioning | access to Belgrave Square Gardens | garage available by separate negotiation

Guide price £5,995,000 freehold

cluttons.com

020 7730 0303
belgravia@cluttons.com



CHELSEA

CLUTTONS



Sumner Place SW7

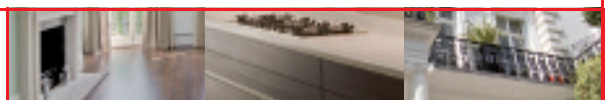
An exceptional wider than average stucco fronted family house offering substantial well proportioned accommodation which has been beautifully refurbished incorporating air conditioning throughout and a passenger lift. Number 5 is situated on the preferred west terrace of this one way street running between Old Brompton Road and Onslow Square, ideally positioned for the amenities of South Kensington

entrance hall | drawing room | dining room | media room | main bedroom (en suite) with dressing room | 4 further double bedrooms (2 en suite) | 2 further bathrooms | 2 kitchens | conservatory | cloakroom | front and rear gardens | private parking available nearby by separate negotiation

Guide price £8,500,000 freehold

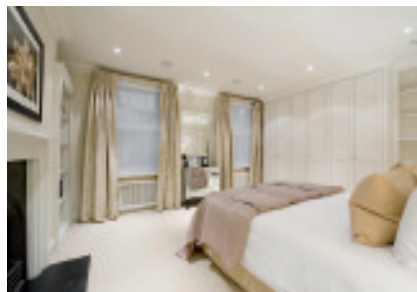
cluttons.com

020 7584 1771
chelsea@cluttons.com



BELGRAVIA

CLUTTONS



Ebury Street SW1W

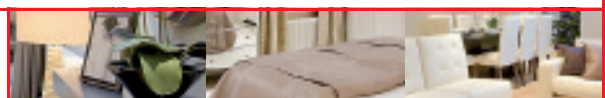
This exceptional five bedroom period townhouse (3,345 sq ft approx.) is arranged over five floors and has been refurbished to the highest standard whilst retaining period features throughout and incorporating modern conveniences including comfort air-cooling, an audio-visual system and under-floor heating in the bathrooms and the kitchen/family room. The property is available furnished by separate negotiation

reception room | dining room | 5 bedrooms (3 en suite) | 1 further bathroom | open-plan kitchen/family room | utility room | 2 cloakrooms | air conditioning | private patio garden

£3,500 per week unfurnished

cluttons.com

020 7730 0303
belgravia@cluttons.com



CHELSEA

CLUTTONS



Cranley Gardens SW7

A beautiful recently refurbished three bedroom maisonette, immaculately finished in a contemporary style, boasting superb living space including a stunning reception room with high ceilings and french windows leading to a good size balcony. This fabulous property boasts wood flooring throughout, plasma televisions, surround sound and underfloor heating in the bathrooms
reception room | 3 double bedrooms | 3 bathrooms | kitchen/breakfast room | 2 balconies

£2,600 per week unfurnished

cluttons.com

020 7584 1771
chelsea@cluttons.com



for sale

w.a.ellis



William Street, Knightsbridge SW1

“A beautifully presented first floor balconied flat which stretches over three buildings and facing west with the use of a terrace at the rear. William Street is ideally situated to the north of Lowndes Square and within a moments walk from Harvey Nichols and Knightsbridge tube station.”

- 2 double bedrooms both with bathrooms en-suite
- Kitchen with double doors onto terrace
- Entrance hall
- Interconnecting dining room and drawing room
- 6 first floor French windows onto a west facing balcony

Leasehold, guide price £2,890,000

**RUSSELL
SIMPSON**

5 Anderson Street, London SW3 3LU
020-7225 0277
Web: www.russellsimpson.co.uk
E-mail: info@russellsimpson.co.uk

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174 Brompton Road London SW3 1HP

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TOMLINSON

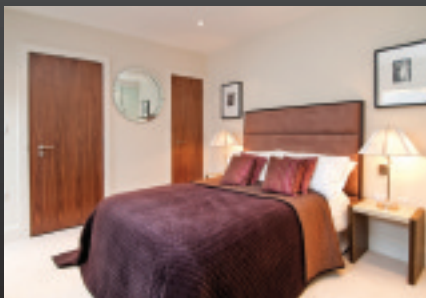
Tomlinson Property

T: +44 (0)20 7384 0686

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www.tomlinsonproperty.co.uk

Dymock Street, Fulham SW6



Finished to perfection - an exceptional buy to let investment

A unique opportunity to acquire a choice of three exceptional two bedroom, two bathroom flats that have been finished to the very highest standards. Located within an attractive period building these apartments have been created with exceptional care and attention to detail by Plan Build Live. Located on a quiet residential street, within walking distance of the shops, boutiques, bars and restaurants of the New King's Road, Wandsworth Bridge Road and Parsons Green.

Each flat benefits from:

Italian fitted wardrobes • Walnut floor and doors • Fitted carpets in bedrooms • Stylish modern kitchen with integrated appliances and granite worktop • Fully tiled bathrooms with heated anti-mist mirrors State of the art security with burglar alarm, video door entry system and high security entrance doors • Sky and TV distribution throughout • Fitted Ceiling Speakers in the reception room • New top of the range gas boiler to provide instant hot water along with quick and efficient central heating, qualifying for a resident's car parking permit

Prices from £465,000 Share of freehold





Savills Knightsbridge
Charles Holbrook
cholbrook@savills.com
020 7581 5234

Tomlinson Property
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E: info@tomlinsonproperty.co.uk
www.tomlinsonproperty.co.uk

TOMLINSON

Cale Street, Chelsea SW3



An imaginatively designed Chelsea home

An exceptional and extensively refurbished four bedroom, period corner house located in one of Chelsea's premier streets. The property has been meticulously designed with a superb kitchen dining room, excellent living space and an impressive vaulted master bedroom suite. Situated near Chelsea Square, between the Kings Road and Fulham Road the property is perfectly positioned for the excellent boutiques, restaurants, bars and public transport that the area has to offer.

Four double bedrooms • Three bedrooms • Kitchen/breakfast room • Large reception room • Superb roof terrace and use of a patio garden.

£2,650,000 Freehold

Joint Sole Agents: Savills Knightsbridge 020 7581 5234 and Tomlinson Property 020 7384 0686

PATTERSON BOWE

49 Beauchamp Place London SW3 1NY 020 7581 3253 www.pattersonbowe.co.uk



Ennismore Gardens, Knightsbridge SW7

An outstanding 1st and 2nd floor maisonette in this prime Knightsbridge Square, which has original reception rooms with high ceilings and delightful views over the Gardens.

- Entrance hall
- Drawing room
- Dining room
- Conservatory
- Kitchen
- Master bedroom with ensuite bathroom and dressing room
- 4 further bedrooms
- 2 further bathrooms ensuite
- 2 further shower rooms ensuite
- Study
- Cloakroom
- Patio
- Balcony at front and rear
- Lift
- Use of Square Gardens

£3250 per week
Unfurnished



Eccleston Square, Pimlico, SW1

An attractive and immaculately presented ground floor flat in lovely Garden Square.

Reception room • Kitchen • Double bedroom • Bathroom • Communal Gardens

£475 per week Furnished



Palace Gate, South Kensington W8

A unique flat arranged over 3 floors from the 1st floor of this landmark building.

3 Receptions • 5 dbl beds • 5 baths • 2 fitted Kitchens • Lift • Porter

• Allocated parking • 2174 sqft/202 sqm

£1800 per week Unfurnished

020 7581 3253

www.pattersonbowe.co.uk

Montpelier Walk, Knightsbridge SW7

A charming highly sought-after Knightsbridge Village house with front and rear gardens.

- Drawing room
- Dining room
- Kitchen
- Cloakroom
- 2 Bedrooms with ensuite Bathrooms
- Wood floors throughout
- Rear Patio and Front Garden.

£1,100 per week
Unfurnished



Ennismore Mews, Knightsbridge SW7

One of Knightsbridge's finest mews in a quiet location.
Reception room • 2nd Reception Room on Top Floor with French Doors to Terrace • 3 Beds • 2 Baths • Utility • Cloaks • Garage

£1900 per week Furnished/Unfurnished



Rutland Gate, Knightsbridge SW7

An elegant 1st Floor flat overlooking the communal gardens of the square.
Reception Room • Dining Room / 3rd Bedroom • Kitchen • Master Bedroom with En suite Bath • 2nd Bedroom • Shower Room • Lift • Porter

£1050 per week Unfurnished



Park Mansions, SW1

£1,150,000

This stylish one bedroom flat is in one of the most exclusive mansion blocks in Knightsbridge. The property is refurbished to an extremely high standard throughout and is immaculate. Park Mansions is located between Harrods and Hyde Park and is very well located for all the local amenities.

Knightsbridge Office
20 Montpelier Street
London SW7 1HD
020 7225 0878
sw7@brianlack.co.uk

St John's Wood Office
4/6 St Ann's Terrace
London NW8 6PJ
020 7586 5929
nw8@brianlack.co.uk

West Hampstead Office
249 West End Lane
London NW6 1XN
020 7472 5666
nw6@brianlack.co.uk



020 7225 0878 Knightsbridge Office



Victoria Square, SW1 £2,500 per week

A bright and well appointed stucco fronted 4 double bedroom period house, arranged over 5 floors on this prestigious square, close to the amenities of Victoria. The house benefits from an eat-in kitchen with a separate dining room, 2 reception rooms, a separate study, 4 double bedrooms and 3 bathrooms.



Sloane Avenue, SW3 £625 per week

A very light and quiet 6th floor 2 double bedroom, 2 bathroom apartment located in a 24hr portered block on trendy Sloane Avenue. Boasting a dual aspect, west facing reception room offering stunning sunset views across London, as well as wooden flooring throughout.

Knightsbridge Office
 20 Montpelier Street
 London SW7 1HD
 020 7225 0878
 sw7@brianlack.co.uk

St John's Wood Office
 4/6 St Ann's Terrace
 London NW8 6PJ
 020 7586 5929
 nw8@brianlack.co.uk

West Hampstead Office
 249 West End Lane
 London NW6 1XN
 020 7472 5666
 nw6@brianlack.co.uk



HOBART SLATER



Trevor Place, Knightsbridge SW7

Approximately 222.22 sq m/2,392 sq ft

Well-planned and presented Freehold corner house, built c. 1840, with benefit of new Conservatory extension and rear Patio - ideally located between Montpelier and Trevor Squares and a short walk to Harrods and Hyde Park.

4 bedrooms : 3 bath/shower rooms : reception room and conservatory : dining room : kitchen/breakfast room : guest cloaks : utility room : cellar vault : paved patio garden

Freehold £3,950,000

Sole Agent

020 7581 8277

6-8 Montpelier Street, Knightsbridge, London SW7 1EZ
sales@hobartslater.co.uk www.hobartslater.co.uk



HOBART SLATER



Albert Hall Mansions SW7

A freshly decorated four bedroom lateral apartment, located on the first floor of this well maintained portered building in Knightsbridge. The property covers approximately 2200 square feet and benefits from a sizeable double reception room.

Reception room : Dining room : Master bedroom with en-suite bathroom : Two further double bedrooms : Single bedroom : Bathroom : Shower room : Kitchen : Utility room : Working gas fires : Rent includes heating and hot water : Lift

£1,600pw Unfurnished



Albert Court SW7

A magnificent four bedroom apartment covering 2863 square feet, located on the fourth floor of this prestigious portered building in Knightsbridge. The property has undergone a significant refurbishment.

Interconnecting reception rooms : Master bedroom suite : Two further double bedrooms : Single bedroom : Two further bathrooms : Shower room : Cloakroom : Utility room : Lift : 24hr Concierge : Secure underground parking

£3,500pw Unfurnished



6-8 Montpelier Street, Knightsbridge, London SW7 1EZ
 lettings@hobartslater.co.uk www.hobartslater.co.uk

020 7590 1200



Lennox Gardens, Knightsbridge, SW1

A newly refurbished flat of 1,301 sq ft / 121 sq m in this excellent Knightsbridge location being just a short walk from both Harrods and Sloane Square. The flat has been pre-wired for an audio visual system, has excellent bespoke joinery throughout and features a large steam room.



- Entrance Hall
- Reception Room
- Kitchen
- Main Bedroom with
Ensuite Bathroom and
Steam Room
- Study/Occasional Bedroom
- Second Double Bedroom
with Ensuite Shower Room
- Guest Cloakroom
- Access to Communal
Gardens

SHARE OF FREEHOLD

£1,375,000

188 Brompton Road
London SW3 1HQ

savills.co.uk



020 7581 5234

Kaye & Carey

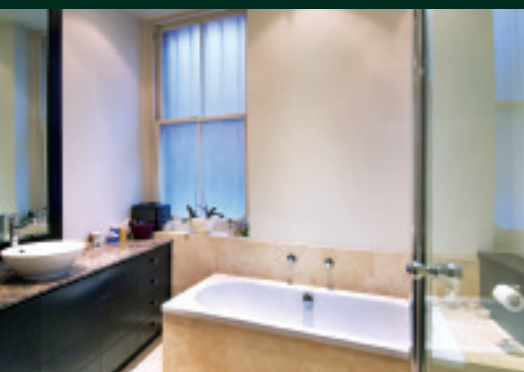
020 7590 0066

4 Yeoman's Row, Brompton Road, London SW3 2AH
www.kayeandcarey.co.uk



Cadogan Court, Draycott Avenue, SW3

Ideal as a secure London base or permanent bachelor home, this is a sophisticated, newly decorated and particularly generous one bedroom flat of 827 sq ft/77 sq m. Cadogan Court is a well run portered block of mostly family flats conveniently positioned at the residential southern end of Draycott Avenue, near King's Road and Sloane Square.



- Entrance Hall
- Smart fully equipped Kitchen
- Reception Room

- Good Double Bedroom with Dressing Area and Bathroom
- Guest Cloakroom

SHARE OF FREEHOLD

£995,000

Kaye & Carey

020 7590 0066

4 Yeoman's Row, Brompton Road, London SW3 2AH

www.kayeandcarey.co.uk



Cadogan Lane, London SW1



A well designed mews house in this extremely convenient location between Sloane Street and Belgrave Square. Arranged over three floors, with a garage and unusually for a mews house a private garden, the property has been remodelled to provide contemporary living with an excellent first floor reception room, an adaptable arrangement of bedrooms and a spacious kitchen and dining area.

Freehold

£2,650,000 STC



Upper Cheyne Row, London SW3



A newly modernised freehold house in this quiet street between the King's Road and the river. Refurbished to an extremely high standard, this wide and spacious house has excellent accommodation arranged over four floors and includes open plan reception space opening to a secluded south facing patio garden, three/four bedrooms, a newly constructed lower ground floor family living area and a garage.

Freehold

£4,100,000 STC

LUROT BRAND

PETERSHAM MEWS, SW7

A simply superb, south facing mews house that really needs to be seen to be appreciated.

Reception room/kitchen,
2nd large reception room,
3 bedrooms, 2 bathrooms
(1 en-suite), cloakroom,
garage and terrace.

FREEHOLD £3,250,000

South Kensington 020 7590 9955



ADAM & EVE MEWS, W8

A magnificent refurbishment of this well positioned mews house has produced a property of superb quality and finish.

Reception room, kitchen/dining room,
2 double bedrooms, 2 bathrooms
(1 en-suite), utility room, garage,
study, 2 roof terraces.

FREEHOLD £3,250,000

South Kensington 020 7590 9955

KYNANCE PLACE, SW7

An opportunity to modernise a mews house with a difference. Having the front door in Kynance Place and the back door in Kynance Mews the property has a plenty of light from both sides, as well as a south facing roof terrace.

Currently: large entrance hall, drawing room, kitchen/dining room, 2 bedrooms, 2 bathrooms, cloakroom, roof terrace.

FREEHOLD £2,200,000

South Kensington 020 7590 9955



LUROT BRAND



GROSVENOR CRESCENT MEWS, SW1

A stylish and impeccably presented two storey house in a secure gated mews offering a rare luxury of spacious central London living.

Double reception, kitchen, 2 double bedrooms, single bedroom/study, 2 en-suite bathrooms, en-suite shower room, garage.

**£2,500 PER WEEK
FURNISHED**

South Kensington O20 7590 9955

KYNANCE MEWS, SW7

A wide and comfortable two storey mews house situated in this quiet enclave of South Kensington behind the Christ Church in a picturesque and quite unique location.

Reception room with dining area, kitchen, 2 double bedrooms, single bedroom, en-suite shower room, bathroom, cloakroom.

**£1,200 PER WEEK
FURNISHED**

South Kensington O20 7590 9955



VICTORIA GROVE MEWS, W2

Beautifully presented in a contemporary design maximising the natural light, this is a lovely house in a vibrant and central London location.

Reception room, open-plan kitchen, 2 double bedrooms, single bedroom, study area, bathroom, shower room, cloakroom, garage, decked roof terrace.

**£1,350 PER WEEK
UNFURNISHED**

Hyde Park O20 7479 1999



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St. Leonard's Terrace

L O N D O N S W 3

A very special and unusual house on the Southern side of St. Leonard's Terrace



The house has a Southern aspect at the rear with views over the gardens of houses on Durham Place and Tedworth Square, with Ormonde Gate communal gardens in the distance.



**RUSSELL
SIMPSON**

5 Anderson Street, London SW3 3LU

020-7225 0277

Web: www.russellsimpson.co.uk

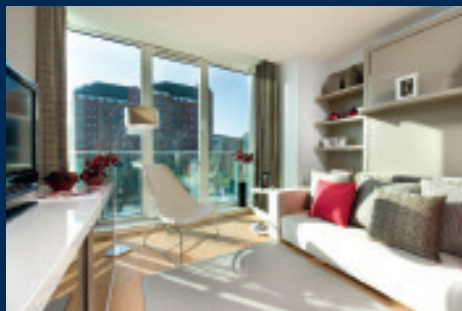
E-mail: info@russellsimpson.co.uk

Entrance Hall ■ Ground Floor Double Drawing Room ■ Sitting Room leading to Garden ■ Open Plan Kitchen and Dining Room ■ Master Bedroom with Large Ensuite Bathroom ■ Dressing Room ■ Three Further Bedrooms ■ Ensuite Shower Room ■ Family Bathroom ■ Study Guest Cloakroom ■ Utility Room ■ Secluded South Facing Garden

Freehold
Price on Application

First time buyers

You too can live at one of London's most desirable riverside addresses – Imperial Wharf, London SW6



An exclusive opportunity to own your own stylish studio apartment at Imperial Wharf

£182,700

0% stamp duty*



it's all here **imperialwharf**
020 7610 9693
www.imperialwharf.com



ST·GEORGE

Source: www.tfl.gov.uk timing is approximate. *0% stamp duty payable for first time buyers completed prior to March 2012.



Relocation, relocation

According to agents Chard, the number of families wanting to rent properties is up on 2009's statistics. "Three years ago, 60 per cent of family lets secured through our relocation contacts were agreed between £1,200 and £1,500 per week," explains the agency's Richard Saltmer. "Today we're seeing more enquiries, but budgets are typically a little lower – in the £800 to £1,000 bracket."

This three-bedroom mansion flat would make an ideal family home according to Saltmer. "It's a minute-or-so from Earls Court tube, with Holland Park at the northern end of the street. Unusually, the flat has a large roof terrace and a separate dining area". The flat is available furnished at £900 per week. **Chard South Kensington lettings**
020 7244 7711

Share and share alike

Now that the banks are getting back on their feet, Chard's lettings offices across central and west London have seen a marked increase in recruitment amongst bankers. However, these new tenants do remain rather more cautious than in pre-credit crunch days – and this time around, sharing is back in fashion.

The most sought-after properties are two-bedroom flats with a second bathroom or shower room. Location is important too – ideally no more than few minutes walk from the tube. Budgets are typically from £450 to £600 per week.

This roomy two-bedroom, two-bathroom flat to let on Redcliffe Gardens, SW10, is just south of Earls Court, a short walk to the tube and shops, and is available furnished at £495 per week. **Chard South Kensington lettings**
020 7244 7711



A new lease of life for Earls Court

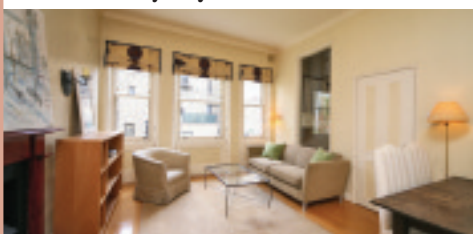
Typically, corporate tenants want smart 'pads' to return home to, yet for years, the non-garden square parts of Earls Court have been overlooked. This is now changing as landlords and tenants, helped by Chard, realise the potential of the area.

This one-bedroom flat, with an asking price of £485 per week, is on Eardley Crescent SW5, a pleasant tree-lined street just west of Warwick Road in Earls Court.

Richard Saltmer, manager of Chard's South Kensington lettings, says, "Figures close to £500 per week for a one-bedroom flat would normally be associated with prime South Kensington locations. We advised the landlord on a comprehensive refurbishment two years ago, which has resulted in a substantial £150 per week increase in rental value, and a 100 per cent occupancy from blue chip tenants. Earls Court has really caught up with traditionally more expensive areas like South Kensington and Chelsea. For landlords who refurbish for the market, we are able to achieve some truly astonishing prices".

stop press

By Lydia Mansi



South Ken gem

This one-bedroom second-floor conversion on Gledhow Gardens, SW5 (£475,000, leasehold) has great light and space. Some cosmetic 'spit and polish' would create a perfect pad with space to entertain. The bedroom is quietly located at the rear, overlooking the gardens – and it's perfect for a City commute via Gloucester Road tube, which is just around the corner.

Chard South Kensington & Chelsea sales
020 7373 8883

Post-election market predictions

Chard's Gareth Jones is confident that, whether we change governments or stick with what we know, prices will be maintained: "London is still a major world capital and the City is one of the world's most important financial centres. A lack of new-build property means continued limited supply, and the weak pound looks likely to assure international demand," he predicts.

Andrew Chard, director and founder of Chard, meanwhile hopes for benefit reform – whoever is governing on 7 May. "Whoever wins the election, one thing that we do hope to see change is the absurd levels of housing benefit being doled out across west London. Taxpayers are forking out close to £500 per week to fund people on housing benefit who are living in two-bedroom flats in smart areas like Kensington, thereby pricing relatively highly paid city professionals, working 50-60 hours a week, out of the market."



Good buy

Investment buyers, many of them from overseas and therefore buying with dollars and euros, are increasingly conspicuous in the London property market.

"London prices have recovered well in sterling terms, and in most cases are back to pre-Lehman Brothers crash days, but the devalued pound means London is still around 25 per cent cheaper for overseas buyers than in 2007," says Gareth Jones from Chard estate agents. "Buyers want location and convenience, so purpose-built property is particularly in demand."

This two-bedroom flat for sale in Chelsea Cloisters, SW3 (£800,000, leasehold) is perfect for the market, according to Jones. "It's a real lock-up-and-go flat. There's 24-hour portage, security and it's near the King's Road. There is a separate kitchen – important to many overseas buyers – and even a balcony off the living room. The flat has terrific rental potential for a corporate tenant too, as Chelsea Cloisters attracts premium rental prices. Alternatively it is simply beautifully located and a convenient pied-a-terre in London".

Chard South Kensington & Chelsea sales
020 7373 8883



ENNISMORE GARDENS, SW7

A beautifully presented three bedroom maisonette on the third and fourth floor in a townhouse which is located right in the heart of Knightsbridge. The property consists; reception room, dining room, study, fully fitted kitchen/breakfast room, master bedroom with dressing area and en-suite bathroom, two further bedrooms, bathroom, shower room and a utility room. It also benefits from a west facing roof terrace, high ceilings and views over the communal gardens.

£3950 per week

Unfurnished



HANS PLACE, SW1X

This elegant two bedroom flat has been newly presented, furnished and decorated to a very high standard. This flat is on the third floor and consists; two double bedrooms, two en-suite bathrooms, double reception room, large dining room, eat in kitchen and has a lovely outlook over the gardens and is within a stone's throw from Harrods.

£1600 per week

Furnished



DRAYTON GARDENS, SW10

Absolutely wonderful fourth floor four bedroom apartment (with lift) in a well run portered mansion building close to the shops and restaurants of the Fulham Road. This spacious and light flat has high ceilings and great views west from the reception room and the exceptionally well designed kitchen/dining room. It has been refurbished throughout and interior designed to a very high standard, this flat is ideal for entertaining and family living.

£2750 per week

Unfurnished



CAPITAL APARTMENTS, SW3

The Capital Apartments, next to The Capital Hotel are situated in a quiet, yet central, residential street just yards from Harrods, Harvey Nichols and the designer shops and stylish boutiques of Sloane Street and Beauchamp Place. The Royal Parks, including Hyde Park, Kensington Garden and St James's, plus the renowned South Kensington Museums are on the doorstep. There are a selection of studio, one and two bedroom apartments currently available.

£605 - £2200 per week

Furnished





▲ **EGERTON CRESCENT, SW3**
Guide Price £7m, leasehold

WHAT: Grade-II listed family house with five bedrooms

WOW FACTOR: The elegant first-floor drawing room overlooking the communal gardens

EXTRAS: Five bedrooms, three reception rooms, study, four bathrooms, kitchen/breakfast room, garden room, utility room, terrace, garden, wine cellar and cloakroom.

DETAILS: John D Wood & Co.,
020 7352 1484



▲ **ONslow SQUARE, SW7**
£1.85m, leasehold

WHAT: A laterally converted ground floor apartment across two white stucco fronted buildings

WOW FACTOR: The open-plan living space with 12-foot ceilings in the west-facing drawing room.

EXTRAS: Hall, drawing room, dining room, two double bedrooms, bathroom, kitchen, cloakroom, direct access to communal garden (and access to tennis court), resident caretaker and basement storeroom.

DETAILS: Cluttons, 020 7584 1771



▲ **WILTON PLACE, SW1**
£7.95m, freehold

WHAT: A six-bedroom period home opposite St. Paul's Church in Belgravia

WOW FACTOR: The sheer volume of space (3,538sqft) including the 26' first floor reception with access to a terrace; the garden is splendid, too.

EXTRAS: Six bedrooms, five bathrooms, four reception rooms, study, two kitchens, utility room, terrace and garden.

DETAILS: Henry & James,
020 7235 8861

stop press

By Lydia Mansi



◀ **GODFREY STREET, SW3**
£1.85m, freehold

WHAT: A three-bedroom Victorian house just off Chelsea Green

WOW FACTOR: The pretty pastel façade gives the property great appeal, plus the location is prime SW3.

EXTRAS: Master bedroom with en suite bathroom, two further bedrooms, family bathroom, double reception room, dining area and kitchen with dining area

DETAILS: Bective Leslie Marsh
020 7589 6677

▲ **CORNWALL GARDENS, SW7**
£1.4m, leasehold

WHAT: A two-bedroom apartment located on a garden square in South Kensington

WOW FACTOR: The high-tech fixtures and fittings – with a central control panel to operate the numerous integrated media functions.

EXTRAS: Open-plan kitchen/living room, master suite with walk through wardrobe and en suite bathroom, second double bedroom with wet room, patio and access to communal gardens.

DETAILS: Faron Sutaria, 020 7590 0300

Chelsea Bridge Wharf

Chelsea Bridge Wharf is London's most glamorous riverside development located just 0.75 miles from Sloane Square



Chelsea Bridge Wharf is positioned around award winning water gardens that create an oasis of calm. Security is a high priority with a 24 hour concierge service, extensive CCTV and an underground car park. In 2009 a luxury hotel, restaurant and gym are opening at Chelsea Bridge Wharf. Apartments have 999 year leases

1 bedroom apartments from £360,000

2 bedroom apartments from £490,000

Penthouses from £925,000

For more details including floorplans & photographs visit www.gartonjones.co.uk



Garton Jones Real Estate
3 Oswald Building
Chelsea Bridge Wharf
374 Queenstown Road
London SW8 4NU

Tel: 0207 622 8800
Fax: 0207 117 4146



Chelsea International
15 Radnor Walk,
Chelsea,
London
SW3 4BP

Sales: 0207 349 9094
Lettings - 0207 349 9495
Fax - 0207 349 9967
william@chelseainternational.co.uk



■ **Tedworth Square, Chelsea, SW3**

■ **Guide Price: £875,000**

A contemporary one bedroom apartment with outstanding views over Tedworth square enjoying excellent living space (736 square feet) and access to parking.

■ **Share of freehold**



Chelsea International

Chelsea International
15 Radnor Walk,
Chelsea,
London
SW3 4BP

Sales: 0207 349 9094
Lettings - 0207 349 9495
Fax - 0207 349 9967
william@chelseainternational.co.uk



■ **Brompton Square, SW3**

■ **Guide Price: £885,000**

Situated in this highly sought after square close to Knightsbridge, a wonderful TWO BEDROOM apartment which has been comprehensively refurbished throughout and boasts a PRIVATE TERRACE.

■ **Share of freehold**

'Fantastic opportunity'
Harcourt Terrace, London SW10



A charming two bedroom flat presented in good order throughout, situated at the northern end of this popular road. The property is ideally located to the many shops, restaurants and transport links of the Fulham road.

£875,000

**Leasehold 999 years from 1st June 1998
plus share of Freehold**

Sole agents

Accommodation:

Entrance hall, drawing room, kitchen, master bedroom,
bedroom 2 and bathroom.

Jeremy Pelissier

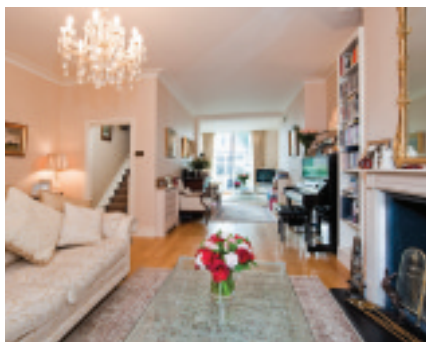
Jeremy@beauchamp.co.uk

24 Curzon Street, London W1J 7TF www.beauchamp.co.uk



AYLESFORD

RESIDENTIAL



Bedford Gardens, Kensington W8

A fine four storey Grade II listed period house with a most attractive galleried former artists studio linked by a pretty south facing garden. Well presented and situated in the heart of Kensington between Kensington High Street and Notting Hill Gate in what is a popular tree lined and quiet location.

Main House Three bedrooms, 2 bathrooms (1 en suite with Dressing Room), Double Reception Room, Study, Family Kitchen, Dining Room, Terrace, Utility Room, South facing Garden, Patio.
Studio House with Galleried Bedroom, Kitchenette and Shower Room.

Price on Application. Freehold

Sole Agent



RESIDENTIAL PROPERTY CONSULTANTS

103 Kensington Church Street, London W8 7LN

020 7727 6663 www.aylesfordresidential.com



Notting Hill Office

020 7727 7227

www.anscombes.co.uk
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Anscombe & Ringland

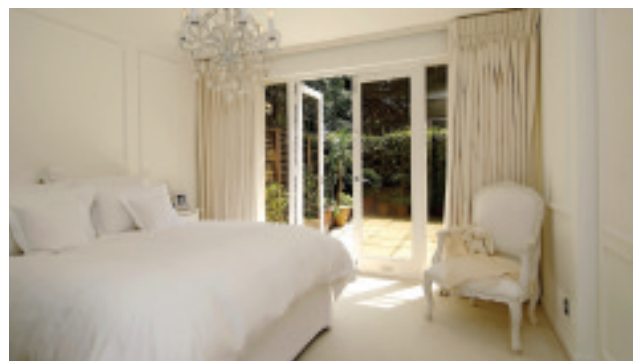


Westbourne Park Road, W11

£499,950

Recently refurbished to a high standard, this chic garden flat is set in a Victorian period building.

* Period Conversion * Private Entrance * Reception Room/Kitchen * Two Double Bedrooms
* Bathroom * Approx 28ft Rear Garden * Share of Freehold



The Colonnades, Porchester Square W2

£849,950

A beautifully presented south-facing two double bedroom duplex apartment flooded with natural light and occupying the ground & first floors of this well-maintained purpose built block.

* Portered Purpose Built Block * Ground & First Floor Duplex * Double Reception Room
* Kitchen * Two Double Bedrooms * Marble Bathroom * Separate W/C * Private Patio
Garden * Leasehold

Notting Hill Office

020 7727 7227

www.anscombes.co.uk
nottinghill.sales@anscombes.co.uk



Anscombe & Ringland



Ossington Street, W2

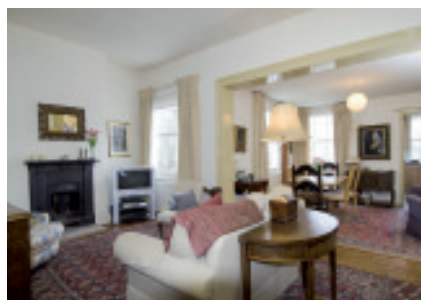
£1,800,000

A superb town house modernised to a high standard and arranged over three floors. Ossington Street is located off Notting Hill Gate with its vibrant shops, bars and cafes. Queensway is also within easy access where you'll find Whiteleys shopping, restaurant and cinema complex, while the wide open leafy spaces of Kensington Gardens are close by.

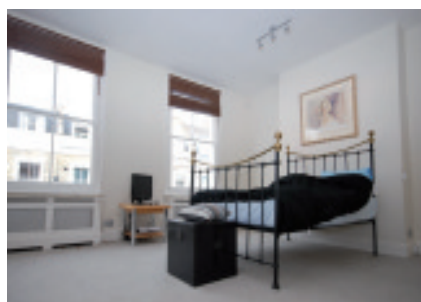
* Superb Town House * Reception Room * Ultra-Modern Kitchen * Two Good-Sized Bedrooms * Dressing Room * Bathroom * Convenient Location
* Freehold

STANLEY
CHELSEA

020 7352 9556



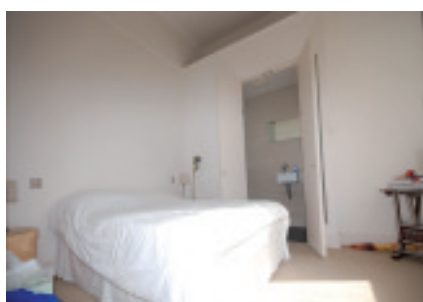
St Luke's Street, SW3
£2,500,000 Freehold



Ifield Road, SW10
£1,200,000 Share of Freehold



Flood Street, SW3
£2,250 per week



Elvaston Place, SW7
£725 per week

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Eco-home:

- Offering true 'eco credentials', this property is heated via a geothermal heat pump with 240m of boreholes below the house. This system can be reversed in the summer for cooling.
- Water heating is via a 3.5w solar collector and heat pump
- 2kw photovoltaic roof panels produce Electricity
- 3-phase power
- Heat recovery ventilation
- Water softener
- Rainwater harvesting (surface water drainage charges exempt)
- Fire alarm and sprinkler system
- High insulation Schuco windows and doors with high efficiency
- Low-E glazing (reducing heat transfer) with solar reflective surface.

Fixtures & Fittings:

- Lutron computer-controlled system for lighting, blinds etc
- Russound audio visual system
- Future proofed' with data-av cabling to all areas
- Home cinema.

Outdoors:

- Front and rear contemporary gardens
- Off-street parking
- Electric entrance gate with security recording video intercom.

Guarantee

- NHBC guarantee



EATON RISE, W5

£2,250,000

This amazing, architect-designed fully detached 'eco home' has more than 3,000 sq ft of spectacular living space, arranged over four floors.

This is a rare chance to purchase a true 21st century home, designed and built by our clients to the highest possible standard.



Grosvenor Waterside, SW1

A beautifully presented 3 bedroom apartment ideally situated on the first floor of Cubitt. The apartment benefits from spacious open-plan living. Grosvenor Waterside is a sought after development, ideally located within easy reach of Sloane Square and Victoria Mainline Station.

Accommodation and Amenities:

Kitchen: Dining/Reception Room: Balcony: Master Bedroom (with En-suite): Second Bedroom (with En-suite) Bedroom Three: Guest Shower Room:

Secure Car Space: Lift: 24 Hour Concierge

Leasehold: Approximately 993 years remaining
£1,495,000



Penthouse, SW1

A stunning 3 bedroom penthouse situated on the seventh and eighth floors of Hepworth Court, in this award winning development, Grosvenor Waterside. Ideal for entertaining, this contemporary apartment benefits from open-plan living, with all principal rooms leading onto a balcony. The apartment further benefits from a large private roof terrace.

Accommodation and Amenities:

Entrance Hall: Kitchen: Dining/Reception Room: Balcony: Master Bedroom (with en-suite): Second Bedroom (with En-suite) Bedroom Three: Bathroom: Private Roof Terrace: Lift: Secure Car Space: 24 Hour Concierge

Leasehold: Approximately 992 years remaining
£2.5m





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The Vale, Chelsea, SW3

1 Bedroom, 1 Bathroom • Private Patio • 530 Sq Ft

Price £500pw



Billing Place, Chelsea, SW10

2 Bedrooms, 2 Bathrooms • Private Patio Garden • 800 Sq Ft

Price £650pw



Oak Lodge, Kensington Green, W8

2 Bedrooms, 2 Bathrooms • 24 Hour Concierge Service, Gym & Underground Parking • 1000 Sq Ft

Price £950pw

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Belgravia, Knightsbridge, Chelsea

16 Lower Belgrave Street Belgravia London SW1W 0LN

Chester Square, SW1



Freehold
£12,000,000

With an excellent layout for family living, this is a 6 bedroom house (4,600 sq ft/427 sq m), with integral garage in the mews to the rear & roof terrace.

Accommodation and Amenities

First Floor Drawing Room • Dining Room/Sitting Room • Reception Room • Kitchen/Breakfast Room • Master Bedroom with Walk in Dressing Area and Bathroom • 5 further Bedrooms (one used as Study) • 3 further Bathrooms • Media Room • Guest WC • Storeroom • Plant Room • Utility Room • Double Garage • Roof Terrace.

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We are proud to offer an amazing 50% discount on agency fees for any new sales/rental instructions received by the end of April. We look forward to hearing from you soon.

Ansdel Terrace W8



TO LET £695 per week

3 Bedroom 2 Bathroom 1 Reception

A bright and well proportioned apartment set within a period terraced house in this prestigious and quiet location just a few minutes walk to Kensington High Street and Hyde Park.

Regent Court W8

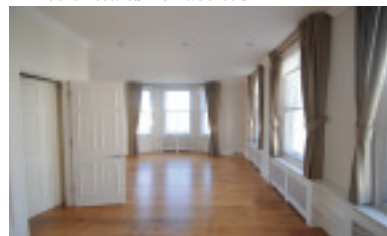


TO LET £750 per week

2 Bedroom 2 Bathroom 1 Reception

This two bedroom apartment offers comfortable living space and benefits from very bright living room with wooden floors, modern eat-in kitchen and excellent storage.

Prince of Wales Terrace W8



TO LET £800 per week

2 Bedroom 2 Bathroom 1 Reception

This contemporary two bedroom apartment is situated in an excellent location close to Kensington High Street and just a stone's throw away from Kensington Gardens.

Lexham Gardens W8



TO LET £850 per week

3 Bedroom 2 Bathroom 1 Reception

This spacious three bedroom flat boasts an excellent location, just moments away from High Street Kensington and Earls Court Tube station.

Hornton Street W8



TO LET £950 per week

3 Bedroom 2 Bathroom 1 Reception

A bright and spacious top floor maisonette with double aspect windows in the living/dining areas.

Elystan Place SW3



TO LET £995 per week

2 Bedroom 2 Bathroom 1 Reception

A recently refurbished two bedroom apartment to the highest contemporary standard with wood style flooring fully fitted kitchen and spacious reception room

Hornton Street W8



TO LET £1,200 per week

3 Bedroom 2 Bathroom 1 Reception

This wonderful three double bedroom apartment is arranged over the ground and lower ground floor and has been recently refurbished in a contemporary style.

Holland Park Mews W8



TO LET £1,395 per week

2 Bedroom 2 Bathroom 1 Reception

A stunning two bed house within this highly sought after mews close to Holland Park and Notting Hill Gate Tube station.

Callcott Street W8



TO LET £1,800 per week

3 Bedroom 2 Bathroom 1 Reception

A charming period terraced house in the heart of Hillgate Village, close to the amenities of Notting Hill and Kensington.

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A rare opportunity to purchase a first and second floor, three bedroom maisonette which has been extensively refurbished throughout. The flat, situated in a small well run purpose built block with a lift and resident porter, offers a stunning first floor drawing room facing west over landscaped gardens. There are also an abundance of modern fittings including a centralised audio and visual system.

Lease to 2104

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9. Hamilton House NW8
10. Eyre Court NW8
11. Boydell Court NW3
12. Westfield NW3
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14. Oslo Court NW8
15. Four Maida Vale W9

Kensington, Chelsea

1. Point West SW7
2. Kensington Heights W8
3. Warren House W14
4. Kensington Green W8
5. Kings Chelsea SW10
6. Baynards W2
7. The Westbourne W2
8. Alexa Court W8
9. Vicarage Court W8
10. Winchester Court W8
11. Huntsmore House W8
12. Wrights Lane (Sovereign Court, Regent Court, Consort Court) W8
13. Kingston House South/North W8
14. The Knightsbridge SW7
15. Swan Court SW3

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8. Waterdale Manor House NW1
9. Chiltern Court NW1
10. West One House W1
11. St. Pancras Chambers NW1
12. The Phoenix W1
13. Fountain House W1
14. Chesterfield Gardens W1
15. Portman Mansions W1

St. James's Park, Victoria

1. Artillery Mansions SW1
2. Grosvenor Waterside SW1
3. Chelsea Gate Apartment SW1
4. The View SW1
5. Regency Apartments SW1P
6. Pimlico Place SW1
7. Pimlico Apartment
8. The Atrium
9. Consort Rise SW1W
10. Belvoir House SW1V
11. Vestry Court SW1P
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13. The Exchange SW1W
14. The Westrovia SW1
15. Lindsay Square SW1V

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www.bushells.com



Ratray Road, SW2 £339,950

A stunning two bedroom ground floor flat in superb condition which has been converted within a Victorian terraced house. The property has lovely light rooms, contemporary kitchen/breakfast room and bathroom and its' own west-facing rear garden.

Clapham sales 020 7627 8084 clapham@bushells.com



Shakespeare Road, W3 £499,950

Bushells are delighted to offer this Victorian 3 bedroom Cottage. The property is located in the heart of "Poets Corner". The ground floor comprises a 23ft reception that includes a dining area & French doors leading onto a 42ft well kept private garden. Further benefits include a separate kitchen/breakfast room. Freehold.

Acton sales 020 8993 6767 acton@bushells.com



Twyford Avenue, W3 £1,250,000

A refurbished and beautifully presented 5 double bedroom period family home, offered to the market with no onward chain. This property has been completely refurbished to a very high standard boasting a luxury kitchen/breakfast room and 3 bathrooms. Freehold.

Acton sales 020 8993 6767 acton@bushells.com



Lilyville Road, SW6 £650,000

A beautifully presented ground floor conversion flat, offering two double bedrooms, two bathrooms (en suite shower room), large open plan living space with a 21ft rear garden. Lilyville Road is a popular residential street, located off the Fulham Road in the heart of Parsons Green. Leasehold.

Fulham sales 020 7731 2808 fulham@bushells.com



Kings Court Mansions, SW6 £450,000

A charming top floor (third floor) mansion flat, situated in a fantastic location, very near to Parsons Green tube station. Offering two double bedrooms, 16'11 x 11'8 kitchen / breakfast room with a small balcony, bathroom and a reception room. Leasehold.

Fulham sales 020 7731 2808 fulham@bushells.com



Underhill Road, SE22 £875,00

Set over 3 floors this substantial 4/5 Bedroom semi detached Victorian family house, offers fantastic living space as well as 4 good size double bedrooms one of which has another bedroom off of it. Downstairs there is a very large double reception room with fireplace, stripped floorboards and wonderful high ceilings encrusted with beautiful corning, a family kitchen/ Breakfast Room.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Frogley Road, SE22 £485,000

A beautifully presented Semi detached Victorian cottage in a fantastic location just off Lordship Lane. The property has been neutrally decorated throughout and comprises of two double bedrooms, a further single bedroom, a stylish bathroom, through reception room and modern kitchen leading onto a private rear garden.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Redmore Road, W6 £630,000

A beautiful two bedroom cottage in Brackenbury Village which has been refurbished to a high standard whilst retaining the classic Victorian charm. The property is in the John Betts Catchment area.

Hammersmith sales 020 8563 0123 hammersmith@bushells.com



Boscombe Road, W12 £1,200,000

A unique opportunity to purchase a four bedroom house situated on one of the most popular residential roads in W12. Further benefits include a 114 ft rear garden and excellent access to the transport and shopping facilities of Shepherds Bush.

Hammersmith sales 020 8563 0123 hammersmith@bushells.com



▲ **STRATHMORE GARDENS, W8**
£7.75m, freehold

WHAT: A seven-bedroom, double-fronted house just off Kensington Church Street

WOW FACTOR: The garage parking for two cars

EXTRAS: Three receptions, seven bathrooms, two kitchens, dining room and two roof terraces

DETAILS: Marsh & Parsons,
020 7368 4450



▲ **SMITH STREET, SW3**
£4.395m, freehold

WHAT: A five-bedroom family home just off the King's Road

WOW FACTOR: The rare advantage of a mature west-facing garden extending to 75"

EXTRAS: Three receptions, three bathrooms, master-bedroom suite with bathroom and dressing area, conservatory and garden

DETAILS: Marsh & Parsons,
020 7591 5570



▲ **IVERNA GARDENS, W8**
£1,350pw

WHAT: A three-bedroom apartment in a red-brick mansion block

WOW FACTOR: The historic building's charm and the location so close to High Street Kensington

EXTRAS: Two bathrooms, two receptions, kitchen, separate WC and porter

DETAILS: Marsh & Parsons,
020 7368 4450

stop press

By Lydia Mansi

Market Comment:

Jake Civardi

Pimlico sales manager

"The high levels of motivated applicants registering with us continues and shows no signs of abating. The majority of these applicants are cash buyers or require only a small mortgage. There are signs that a number of buyers are expanding their search from Kensington and Chelsea as they are becoming priced out of the market there. Buyers still perceive value in Pimlico due to its central location and lower prices compared with neighbouring boroughs. There is still a definite lack of property in the market and this is set to continue. There has, however, been a marked increase in valuation levels in the last two weeks, especially at the higher end of the market. Traditionally with the arrival of spring, there is a rise in the number of larger houses and apartments, and we are certainly seeing signs of this in central London, and in particular in Pimlico." 020 7828 8100
jcivardi@marshandparsons.co.uk



Mayfest 2010

Marsh & Parsons is proud to be sponsoring the Notting Hill Mayfest for the fifth year running. The annual cultural festival celebrates the rich diversity of Notting Hill through music, art and family activities.

This year's festival runs from 1-23 May at St John's Church on Lansdowne Crescent, just off Ladbroke Grove. The diverse programme of events includes concerts (particularly world and classical music), lectures and exhibitions. There will be a number of family events, including children's day on 3 May and the annual May Fair on 8 May, a traditional village fair which includes a children's fancy dress competition, bouncy castle and even the chance to dance around a maypole. A photography competition is also being held with the theme of 'My Notting Hill', as well as an art exhibition in the St John's Sacred Space Gallery.

Peter Rollings, managing director of Marsh & Parsons, commented: "This is a wonderful event that brings the whole community together. The organisers have put together a fantastic programme of entertaining, interesting and fun events, which will raise money for some very valuable causes. We're proud to be offering our support and are keeping our fingers crossed the sun shines throughout May!"

All profits from the festival will go to charity, particularly the Mathieson Music School in Kolkata, India, which gives deprived children a rounded education and a future through music.

For further information, and to buy tickets, visit nottinghillmayfest.org.uk or call 07505 207 658



A magnificent double fronted house in Kensington Strathmore Gardens W8 £7,750,000

Arranged over five floors, this striking family house includes a reception room, kitchen, bedroom, utility and bathroom on the lower ground floor while the raised ground floor provides a further family room, dining room and a large kitchen with the first floor accommodating the double aspect entertaining space with roof terrace. The remaining floors comprise five bedrooms and four bathrooms. Garden and garage. Freehold.

KENSINGTON: 020 7368 4450 sales.kns@marshandparsons.co.uk

text **marsh0212** to 84840

Getting permission for a roof extension on Hanwell Street in Fulham is a doddle.

So for a buyer with a bit of help from Mum and Dad, a maisonette there is always a good bet.

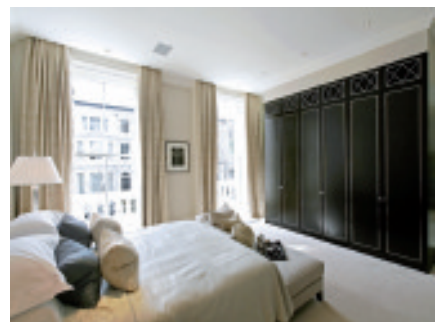
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A sumptuous stunning Kensington apartment Palace Gardens Terrace W8 £6,500,000

A grand and well proportioned apartment situated on a tree lined street just off Kensington Church Street boasting easy access to the high street and Notting Hill. The accommodation includes a bright reception room with fire place, a large kitchen/dining room leading out the garden, wine room, three bedrooms all with en suite bathrooms and access to a flat roof from the study. Share of Freehold. **Sole Agents.**

KENSINGTON: 020 7368 4450 sales.kns@marshandparsons.co.uk



A popular Chelsea address just off the Kings Road Smith Street SW3 £4,395,000

A beautifully maintained family house located immediately south of the King's Road close to an excellent range of amenities and transport links. The accommodation provides superb reception space for dining and entertaining, a kitchen leading to a conservatory style room, a first floor master suite, four further bedrooms (one en suite), three bathrooms and a 75ft garden. Freehold. **Joint Sole Agents.** ROBIN D WOOD & CO

CHELSEA: 020 7591 5570 sales.chs@marshandparsons.co.uk

text **marsh0469** to 84840



The principal portion of a beautiful Victorian Notting Hill property Alexander Street W2 £2,650,000

This triplex apartment, offering great internal proportions, is located on a residential road in a quiet Notting Hill enclave. The accommodation offers a magnificent first floor reception room, a raised ground floor kitchen/dining room, further reception room with access to the terrace, a master suite with access to the landscaped gardens and two additional bedrooms served by a further bathroom. Freehold. **Joint Sole Agents.**

NOTTING HILL: 020 7313 6910 sales.not@marshandparsons.co.uk

text **marsh0732** to 84840

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One of Pimlico's most sought after addresses

St. Georges Square SW1 £2,595,000

A truly exceptional triplex apartment situated on the second, third and fourth floors of an imposing white stucco fronted house situated on a sought after square. The accommodation includes a second floor reception room with stunning kitchen/breakfast room. The bedroom accommodation includes five double bedrooms, four en suite bathrooms and a good size terrace. Leasehold.

PIMLICO: 020 7828 8100 sales.pim@marshandparsons.co.uk

text **marsh1360** to 84840



A beautiful five bedroom house full of character

Fulham Park Road SW6 £1,995,000

A wonderful family house situated on a desirable residential street just off Fulham Road close to both Parsons Green and Putney Bridge tube stations. The property comprises a stunning double reception room, an eat-in kitchen, dining room, office, TV room, cloakroom, an en suite master bedroom, four further double bedrooms, family bathroom, shower room and a superb patio garden. Freehold. **Sole Agents.**

FULHAM: 020 7736 9822 sales.ful@marshandparsons.co.uk

text **marsh1913** to 84840

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De Vere Gardens W8

£795,000

A beautifully renovated, exceptional second floor apartment (with lift) situated within a handsome stucco fronted building located close to the open spaces of Kensington Gardens. The accommodation provides a reception room, kitchen, good size double bedroom and a bathroom. Leasehold.

KENSINGTON: 020 7368 4450
sales.kns@marshandparsons.co.uk



Melbourne Terrace SW6

£895,000

A superb three storey townhouse located on the Chelsea/Fulham borders. The terraced house is presented in excellent condition and includes a double height reception room, dining room, newly fitted kitchen, three double bedrooms, family bathroom, garden and a private garage. Freehold. **Sole Agents.**

FULHAM: 020 7736 9822
sales.ful@marshandparsons.co.uk

text marsh0605
to 84840



Tetcott Road SW10

£1,750,000

A wonderful end of terrace freehold house with stunning views over Westfield Park. The accommodation includes a reception room with an open plan kitchen/dining room with access to the patio garden, three bedrooms, three bathrooms and a double length garage. Freehold. **Sole Agents.**

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Lennox Gardens SW1

£2,100,000

A ground and first floor conversion situated in an enviable location close to Knightsbridge and South Kensington. The accommodation includes a bright reception room, large dining room, a modern kitchen, two double bedrooms with good storage and two bathrooms (one en suite). Leasehold.

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text marsh0911
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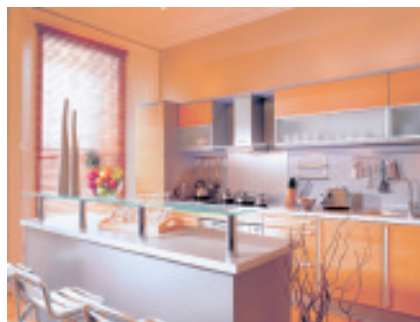


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A beautifully finished property in South Kensington Stanhope Gardens SW7 £2,000 per week

An immaculately presented apartment situated within an attractive period building overlooking communal gardens. The accommodation includes two good size, en suite double bedrooms with good storage, a bright reception room with wooden floors, a modern kitchen and gym facilities. Weekly maid included. Stanhope Gardens is located close to the amenities of Gloucester Road and South Kensington. **Furnished.**

KENSINGTON: 020 7368 4450 sales.kns@marshandparsons.co.uk

text **marsh0352** to 84840

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A stunning, contemporary mews house

Holland Park Mews W11 £1,200 per week

An outstanding mews house conveniently located for Holland Park tube station and the popular amenities of Holland Park Avenue. The property has been refurbished to the highest of standards and comprises three double bedrooms, two bathrooms, a generous reception room and a large open plan kitchen/dining room with wooden floors offering further entertaining space. **Un/Furnished.**

NOTTING HILL: 020 7313 2890 sales.not@marshandparsons.co.uk

text **marsh2095** to 84840



Local know how. Better results.



Townmead Road SW6

£375 per week

A beautifully decorated apartment in a modern popular riverside development a short walk from Fulham Broadway and Imperial Wharf Station. The property includes two double bedrooms, a modern bathroom and a generous reception room with an open plan kitchen, ideal for entertaining. **Furnished.**

FULHAM: 020 7736 9822
lets.ful@marshandparsons.co.uk

text marsh0392
to 84840



Campden Hill Gardens W8

£525 per week

A spacious apartment conveniently located for the amenities of both Notting Hill and Kensington High Street. The property, arranged over three floors, includes a good double bedroom with storage, a large reception room with views over Kensington and a separate kitchen. **Furnished.**

KENSINGTON: 020 7368 4450
lets.kns@marshandparsons.co.uk

text marsh0052
to 84840



Courtfield Gardens SW5

£595 per week

A lovely flat located in a period property moments from both the amenities of Gloucester Road and Earls Court. The accommodation provides a large master bedroom with en suite, further en suite double bedroom, a charming reception room with wooden floors and a separate eat-in kitchen. **Furnished.**

KENSINGTON: 020 7368 4450
lets.kns@marshandparsons.co.uk

text marsh0937
to 84840



Queens Club Terrace W14

£625 per week

A beautiful home situated within a Victorian Terrace close to the amenities of both Fulham and Barons Court. Arranged over four floors the property provides many original features and includes three bedrooms, two bathrooms, a large reception room and a kitchen/dining room leading to a garden. **Furnished.**

FULHAM: 020 7736 9822
lets.ful@marshandparsons.co.uk

text marsh1449
to 84840



Redcliffe Square SW10

£695 per week

A stunning apartment situated on Redcliffe Square. The property has been recently refurbished and includes an en suite master bedroom, further double bedroom, a family bathroom, a vast reception room, modern kitchen with granite worktops and a decked patio garden. Short Let. **Furnished.**

CHELSEA: 020 7591 5570
lets.chs@marshandparsons.co.uk

text marsh0548
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Royal Crescent W11

£725 per week

A unique, stylish property situated within a handsome period building close to the amenities along Holland Park Avenue. The accommodation provides a turret style bedroom, bathroom and an open plan kitchen/reception room. Further benefits include a large balcony and beautiful communal gardens. **Furnished.**

HOLLAND PARK: 020 7605 6890
lets.hol@marshandparsons.co.uk



Penzance Place W11

£1,400 per week

A stunning, architecturally designed house situated on a prime street close to Clarendon Cross and Holland Park. The property boasts incredible attention to detail and includes two double bedrooms, bathroom, wetroom, office, a spacious kitchen/dining room and a large reception room. **Furnished.**

HOLLAND PARK: 020 7605 6890
lets.hol@marshandparsons.co.uk

text marsh0530
to 84840



Pont Street SW1

£2,250 per week

A bright and spacious penthouse apartment situated within walking distance of Knightsbridge, South Kensington and Sloane Square. The duplex apartment includes a master bedroom suite, two further bedrooms, two bathrooms, a large kitchen, hallway dining room and a large reception room. **Un/Furnished.**

CHELSEA: 020 7591 5570
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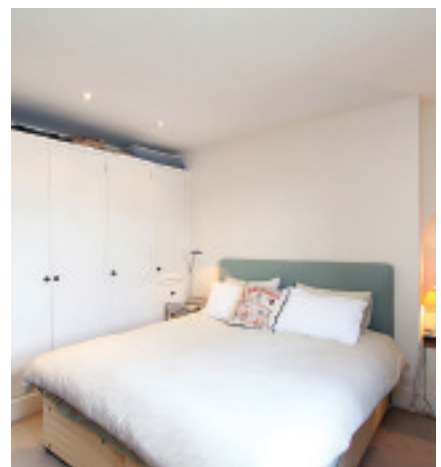
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£2,250,000 Leasehold
Egerton Place SW3

A third and fourth floor flat (with lift) in a handsome red brick period building in this sought after crescent.

3 bedrooms, 2 bathrooms, Double reception room, Kitchen, Study, Utility room, Cloakroom, Access to communal gardens.

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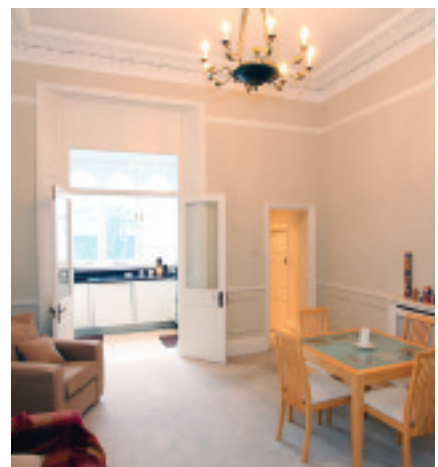
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£1,295,000 Leasehold
St George's Square SW1

A stunning two bedroom flat located on the 1st floor of this handsome white stucco fronted building overlooking the gardens.

2 double bedrooms, 2 en-suite bathrooms, Reception room, Open plan dining room, Kitchen, Cloakroom, Terrace.

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“If you think hiring a professional is expensive, wait until you hire an amateur.”
Red Adair



£1,050,000 Leasehold
 Elvaston Place SW7

A stunning apartment carefully refurbished by its current owner, located on the second floor of this attractive stucco-fronted building

Two double bedrooms, En-suite dressing room, En-suite bathroom, Shower room, Reception, Adjoining kitchen.

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£1,000,000 Leasehold - approx 29 years unexpired
 Cheyne Walk SW3

A three bedroom fourth floor flat (with lift) in this quietly located just off Cheyne Walk.

2 bedrooms, 2 bathrooms, Bedroom 3/study, Reception room, Dining room, Kitchen, Lift, Porter.

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£799,950 Freehold
 West Warwick Place SW1

A beautifully presented period house located on this quiet residential street and flooded with natural light.

Master bedroom, En-suite bathroom, Bedroom, Reception room, Open plan kitchen, Wet room.

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£765,000 Share of Freehold
 Clanricarde Gardens W2

A delightful maisonette situated on the top floor of this period building.

2 double bedrooms, 2 bathrooms (1 en-suite), Reception room, Kitchen, Dining room, Entrance hall, Access to flat roof (not demised).

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£775,000 Freehold
Novello Street SW6

A well presented family house in the heart of Parsons Green.

Master bedroom with en-suite bathroom, 2 double bedrooms, Bathroom, Double reception room, Study/bedroom 4, Kitchen/breakfast room, garden.

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£745,000 Leasehold
Gloucester Road SW7

A well presented two double bedroom flat within easy walking distance of Hyde Park.

Two double bedrooms, Family bathroom, Reception room, Kitchen, Storage space.

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£635,000 Leasehold
Marville Road SW6

A great opportunity to purchase a three double bedroom maisonette located in the ever popular 'villes'.

3 double bedrooms, Bathroom, Shower room, Reception room, Kitchen.

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£555,000 Leasehold
Kensington Mall W8

A delightful fourth floor apartment in this superb Notting Hill location close to Kensington Gardens.

2 bedrooms, Bathroom, Reception room, Kitchen.

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£4,750 per week Unfurnished
Palace Gardens Terrace W8

The most wonderful family house situated on this popular tree lined street between Notting Hill Gate and Kensington High Street.

4 bedrooms, 3 bathrooms, 2 cloakrooms, Dressing room/study, Double reception room, Kitchen/breakfast room/family room, Utility room, Garden.

Notting Hill & Kensington Lettings Office: 020 7792 1331
nhkenlets@dng.co.uk



£3,200 per week Unfurnished
Alexander Square SW3

A Grade II listed house with original period features and overlooking this popular Knightsbridge Square.

4 bedrooms, 2 bathrooms, Shower room, Drawing room, Dining room, Family room, Study, Garden room, Kitchen, Cloakroom, Laundry room

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chelsealets@dng.co.uk



£2,750 per week Unfurnished
Queens Gate SW7

An absolutely stunning maisonette which has been finished to extremely high standards.

5 double bedrooms, 2 bathrooms (1 en-suite), 2 shower rooms, WC, Double reception room, Kitchen, Utility room, Terrace.

South Kensington Lettings Office: 020 7589 5252
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£1,600 per week Unfurnished
Sloane Avenue SW3

A very light and spacious low built family house neutrally, situated close to the Kings Road.

4 double bedrooms, Single bedroom/study, 3 bathrooms, Shower room, Double reception room, Kitchen, Cloakroom, Utility room, Patio garden.

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£1,350 per week Furnished
Iverna Gardens W8

A beautiful architecturally designed spacious 3 bedroom apartment situated in this prestigious location.

3 double bedrooms, Bathroom (en-suite), 2 shower rooms (1 en-suite), Reception room, Semi-open plan kitchen, Utility room.

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£1,250 per week Furnished
Queens Gate SW7

A beautifully presented first floor flat offering over 1,300 sq ft accommodation with fantastic entertaining space.

2 double bedrooms, 2 bathrooms, Reception room, Dining room, Kitchen, Balcony

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£1,075 per week Unfurnished
Onslow Square SW7

A refurbished ground floor mansion flat in portered block with the benefit of its own private garden, located moments from South Kensington.

3 bedrooms, En-suite bathroom, Shower room, Reception room, Kitchen/dining room, Paved garden, Communal gardens.

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£1,050 per week Unfurnished
Basuto Road SW6

A well proportioned recently refurbished four bedroom family house situated on a popular street between Eel Brook Common and Parsons Green.

4 double bedrooms, 3 bathrooms, Double reception room, Kitchen/breakfast room, Cloakroom, Utility room, Patio garden.

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£895 per week Furnished
Oxford Gardens W10

A fabulous, extremely spacious and contemporary style garden flat with excellent entertaining space and a large lawned garden.

2 double bedrooms, En-suite bathroom, Shower room, Reception room, Kitchen/breakfast room, Utility room, Garden.

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£750 per week Furnished
Cranley Gardens SW7

An elegant, spacious and contemporary apartment located just off the Fulham Road close to South Kensington underground.

Reception room, Kitchen, 2 double bedrooms, Bathroom, Utility room, Roof terrace.

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£675 per week Furnished
Grosvenor Road SW1

A beautifully presented first floor two double bedroom, two bathroom apartment with extensive views over the river and its own balcony.

2 double bedrooms, En-suite bathroom, En-suite shower room, Reception, Kitchen, Cloakroom, South facing terrace, Lift, Porter, Garage.

Pimlico Lettings Office: 020 7931 8300
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£675 per week Unfurnished
Linden Garden W2

A stunning, newly refurbished and interior designed garden flat with excellent entertaining space, private courtyard and terrace.

2 double bedrooms, En-suite shower room, Bathroom, Reception room, Kitchen, Courtyard, Terrace, 1200 sq ft.

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£550 per week Furnished
Marsham Street SW1

A spacious and wonderfully light top floor furnished flat enjoying a quiet position in the heart of the 'Moreton Triangle'.

2 double bedrooms, Bathroom, Double reception room, Kitchen/breakfast room, Cloakroom, Balcony, Lift, Porter, Parking space.

Pimlico Lettings Office: 020 7931 8300
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£550 per week Furnished
Moreton Close SW1

A spacious and wonderfully light top floor furnished flat enjoying a quiet position in the heart of the 'Moreton Triangle'

2 double bedrooms, 2 bathrooms (1 en-suite), Reception/dining room, Kitchen.

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£395 per week Furnished
Wardo Avenue, SW6

A spacious and well presented garden flat benefiting from its own private entrance.

2 double bedrooms, Bathroom, Kitchen, Reception room, Garden.

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£325 per week Furnished
Waldemar Avenue SW6

A smart and contemporary first floor flat located just off the Fulham Palace Road, close to Putney Bridge tube.

Double bedroom, Shower room, Reception room, Kitchen.

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